

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode  
9A WRIXON AVENUE BRIGHTON EAST VIC 3187

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price  or range between  \$1,000,000 &  \$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

\$1,255,000      Unit      Brighton East  
01 Dec 2024      30 Nov 2025      Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/71 HODDER STREET BRIGHTON EAST VIC 3187	1110000	29-Nov-25
2/6 CLIVE STREET BRIGHTON EAST VIC 3187	990000	15-Oct-25
2/4-6 MOORE STREET CAULFIELD SOUTH VIC 3162	975000	13-Dec-25

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 December 2025

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**2/71 HODDER STREET BRIGHTON  
EAST VIC 3187**

Sold Price

**RS 1110000 UN**

Sold Date **29-Nov-25**

 3  1  3

Distance

-



**2/6 CLIVE STREET BRIGHTON  
EAST VIC 3187**

Sold Price

**RS 990000 UN**

Sold Date **15-Oct-25**

 3  1  1

Distance **0.69km**



**2/4-6 MOORE STREET CAULFIELD  
SOUTH VIC 3162**

Sold Price

**RS 975000 UN**

Sold Date **13-Dec-25**

 3  2  1

Distance **1.16km**

**RS** = Recent sale **UN** = Undisclosed Sale

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