

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Wrixon Avenue Brighton East, 3187
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,100,000 & \$1,190,000
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Median sale price

Median price	\$2,250,000	Property Type	HOUSE	Suburb	BRIGHTON EAST
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	7a Alford Street, Brighton East	\$1,150,000	13-Sep-2025
2	19A Clive Street, Brighton East	\$1,090,000	21-Oct-2025
3	2/1 Moore Street, Brighton East	\$1,200,000	14-Oct-2025

This statement of information was prepared on 04-Mar-2026 at 9:00:30 PM AEDT