

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

6 48 Wilson Street, Brighton Vic 3186

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 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	2/105 Cochrane St BRIGHTON 3186	\$1,080,000	29/11/2025
2	4/63 Roslyn St BRIGHTON 3186	\$1,000,000	01/10/2025
3	4/53 Roslyn St BRIGHTON 3186	\$950,000	12/08/2025

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending December 2025: \$1,340,000

Comparable Properties



2/105 Cochrane St BRIGHTON 3186 (REI)

2 1 1

Agent Comments

Price: \$1,080,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Villa

Land Size: 39 sqm approx



4/63 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 1

Agent Comments

Price: \$1,000,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Unit

Land Size: 216 sqm approx



4/53 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 1

Agent Comments

Price: \$950,000

Method: Private Sale

Date: 12/08/2025

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400