

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

26 Wolseley Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$2,650,000

&

\$2,750,000

Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	21 Lynch St BRIGHTON 3186	\$2,650,000	17/05/2025
2	25 Loller St BRIGHTON 3186	\$2,775,000	22/02/2025
3	16 Loller St BRIGHTON 3186	\$2,700,000	20/02/2025

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:

28/07/2025 18:22



4 2 2

Property Type: House (Res)
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,750,000
Median House Price
June quarter 2025: \$3,200,000

Comparable Properties



21 Lynch St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,650,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 384 sqm approx



25 Loller St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,775,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 558 sqm approx



16 Loller St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 -

Price: \$2,700,000
Method: Private Sale
Date: 20/02/2025
Property Type: House
Land Size: 425 sqm approx

Account - Marshall White | P: 03 9822 9999