

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

94 Wilson Street, Brighton VIC 3186

Indicative selling price

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

Range between

\$3,650,000

&

\$3,950,000

Median sale price

Median price

\$3,237,500

Property Type

House

Suburb

Brighton

Period - From

28/01/2026

to

27/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
189 Church St, Brighton Vic	\$3,700,000	31/01/2026
54 Lynch Cr, Brighton Vic	\$4,100,000	05/02/2026
40 Lynch Cr, Brighton Vic	\$4,100,000	26/04/2026

This Statement of Information was prepared on:

28/07/2026