

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 Edmanson Avenue, Brighton VIC 3186

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$3,333,250

Property Type

House

Suburb

Brighton

Period - From

15/10/2025

to

14/04/2026

Source

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 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
96 Cochrane Street Brighton VIC 3186	\$1,520,000	05/11/2025
19 Nepean Highway Elsternwick VIC 3185	\$1,300,000	05/11/2025
11 Byron Street Elwood VIC 3184	\$1,475,000	08/11/2025

This Statement of Information was prepared on:

15/04/2026