

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

5/5 William Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$3,190,000

Property Type House

Suburb Brighton

Period - From 01/07/2024

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	2/10 Dudley St BRIGHTON 3186	\$1,787,500	30/08/2025
2	3/71 Martin St BRIGHTON 3186	\$1,672,000	14/06/2025
3	11/171 Church St BRIGHTON 3186	\$1,705,000	13/04/2025

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:

30/09/2025 16:23



3 2 2

Property Type: Villa
Land Size: 260 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending June 2025: \$3,190,000

Comparable Properties



2/10 Dudley St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,787,500
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 233 sqm approx



3/71 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,672,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



11/171 Church St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,705,000
Method: Sold After Auction
Date: 13/04/2025
Property Type: Apartment

Account - Fredman