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	5/5 William Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$3,190,000	Pro	perty 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

Add	dress 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 comparableproperties 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



FREDMAN

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





Property Type: Villa Land Size: 260 sqm approx

Agent Comments

Comparable Properties



2/10 Dudley St BRIGHTON 3186 (REI)

Price: \$1,787,500 Method: Auction Sale Date: 30/08/2025 Property Type: Unit

Land Size: 233 sqm approx

Agent Comments



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



Agent Comments

Price: \$1,672,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)



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

Price: \$1,705,000

Method: Sold After Auction

Date: 13/04/2025

Property Type: Apartment

Agent Comments

Account - Fredman





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