

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

75b William Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,150,000 & \$4,350,000

Median sale price

Median price \$1,850,000 Property Type Townhouse Suburb Brighton

Period - From 19/02/2024 to 18/02/2025 Source Property Data

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	75d William St BRIGHTON 3186	\$4,280,000	18/11/2024
2	36 Baird St BRIGHTON EAST 3187	\$4,085,000	24/10/2024
3	12 Grandview Rd BRIGHTON 3186	\$4,225,000	13/09/2024

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: 19/02/2025 09:52



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  2

Property Type:

Agent Comments

Indicative Selling Price

\$4,150,000 - \$4,350,000

Median Townhouse Price

19/02/2024 - 18/02/2025: \$1,850,000

Comparable Properties

75d William St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$4,280,000

Method: Sale

Date: 18/11/2024

Property Type: House (Res)

Land Size: 1106 sqm approx



36 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$4,085,000

Method: Auction Sale

Date: 24/10/2024

Property Type: House (Res)



12 Grandview Rd BRIGHTON 3186 (REI/VG)

Agent Comments

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  2
  2

Price: \$4,225,000

Method: Private Sale

Date: 13/09/2024

Property Type: House (Res)

Land Size: 750 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372