

# 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](https://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



 4
  3
  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