Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/22 Willansby Avenue, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,200,000		&		\$2,400,000				
Median sale p	rice								
Median price	\$1,400,000	Pro	operty Type	Unit			Suburb	Brighton	
Period - From	22/07/2024	to	21/07/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5/43 North Rd BRIGHTON 3186	\$2,300,000	23/06/2025
2	2/2 Black St BRIGHTON 3186	\$2,200,000	20/03/2025
3	1/19 Halifax St BRIGHTON 3186	\$2,425,000	20/02/2025

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:

22/07/2025 20:24







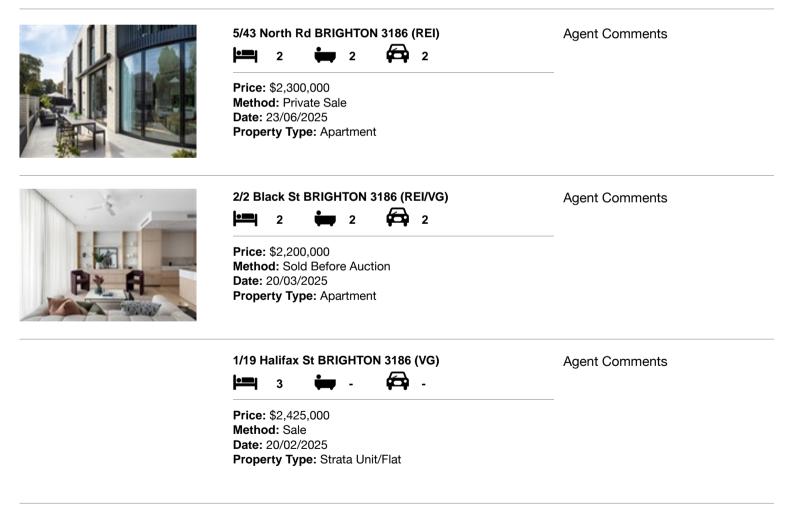


Rooms: 5 Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median Unit Price 22/07/2024 - 21/07/2025: \$1,400,000

Internal size approx 181.9 Sq M External 31.5 Sq M Total Approx: 213.4 Sq M

Top floor entire of only 5 in this Boutique block of Apartments Apartment size approx 213 Sq M Close to Bay St shopping and North Brighton train station.

Comparable Properties



Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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