

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

5/22 Willansby Avenue, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,400,000

Property Type

Unit

Suburb

Brighton

Period - From

22/07/2024

to

21/07/2025

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	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



2
 2.5
 2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

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

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median Unit Price

22/07/2024 - 21/07/2025: \$1,400,000

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



5/43 North Rd BRIGHTON 3186 (REI)

Agent Comments

2
 2
 2

Price: \$2,300,000

Method: Private Sale

Date: 23/06/2025

Property Type: Apartment



2/2 Black St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 2
 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: Apartment

1/19 Halifax St BRIGHTON 3186 (VG)

Agent Comments

3
 -
 -

Price: \$2,425,000

Method: Sale

Date: 20/02/2025

Property Type: Strata Unit/Flat

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