

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

65 William Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$3,150,000 Property Type House Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	Price	Date of sale
1	1 Wolseley Gr BRIGHTON 3186	\$3,050,000	06/10/2025
2	12 Montrose Av BRIGHTON 3186	\$3,000,000	27/05/2025
3	739 Hampton St BRIGHTON 3186	\$2,915,000	19/05/2025

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:

15/10/2025 12:08



 3
  2
  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

September quarter 2025: \$3,150,000

Comparable Properties



1 Wolseley Gr BRIGHTON 3186 (REI)

Agent Comments

 4
  2
  4

Price: \$3,050,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 295 sqm approx



12 Montrose Av BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,000,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: House (Res)

Land Size: 365 sqm approx



739 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  4
  3

Price: \$2,915,000

Method: Private Sale

Date: 19/05/2025

Property Type: House

Land Size: 409 sqm approx

Account - Marshall White | P: 03 9822 9999



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