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	77 William Street, Brighton Vic 3186

Indicative selling price

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

Range between $6,500,000 & $6,950,000

Median sale price

Median price $3,450,000 Property Type House Suburb Brighton

Period - From 01/01/2024 to 31/12/2024 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	64 Elwood St BRIGHTON 3186	$6,812,000	06/02/2025
2	14 William St BRIGHTON 3186	$7,017,500	24/12/2024
3	84 New St BRIGHTON 3186	$7,000,000	21/09/2024

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: 26/02/2025 13:44

77 William Street, Brighton Vic 3186



6 4 4

Property Type: House
Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price
$6,500,000 - $6,950,000
Median House Price
Year ending December 2024: $3,450,000

Comparable Properties



64 Elwood St BRIGHTON 3186 (REI)

5 4 5

Price: $6,812,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 727 sqm approx

Agent Comments

No basement, south facing, similar land size



14 William St BRIGHTON 3186 (REI)

4 3 4

Price: $7,017,500
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 982 sqm approx

Agent Comments

South facing, no basement, larger land



84 New St BRIGHTON 3186 (REI/VG)

5 4 4

Price: $7,000,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Inferior location, smaller basement, smaller land, new build

Account - Marshall White | P: 03 9822 9999

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