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 $1,950,000 & $2,100,000

Median sale price

Median price $1,340,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 to 31/12/2025 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	1/5 Adamson St BRIGHTON 3186	$2,030,000	14/10/2025
2			
3			

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: 27/01/2026 13:05

5/22 Willansby Avenue, Brighton Vic 3186



2 2.5 2

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 213 Sq M Approx sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median Unit Price
Year ending December 2025: $1,340,000

Comparable Properties

1/5 Adamson St BRIGHTON 3186 (VG)

2 - -

Price: $2,030,000
Method: Sale
Date: 14/10/2025
Property Type: Strata Unit/Flat

Agent Comments

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.

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

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