

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

26 William Street, Brighton Vic 3186

Indicative selling price

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

Range between \$9,750,000 & \$10,250,000

Median sale price

Median price \$3,080,000 Property Type House Suburb Brighton

Period - From 01/04/2026 to 30/06/2026 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	7 Cosham St BRIGHTON 3186	\$10,000,000	16/06/2026
2	7 Manor St BRIGHTON 3186	\$9,000,000	15/05/2026
3	89 Cochrane St BRIGHTON 3186	\$9,100,000	19/03/2026

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:

29/07/2026 16:38



 5  3  8

Rooms: 11
Property Type: House
Land Size: 1661 sqm approx
Agent Comments

Indicative Selling Price
 \$9,750,000 - \$10,250,000
Median House Price
 June quarter 2026: \$3,080,000

Comparable Properties



7 Cosham St BRIGHTON 3186 (REI)

 5  3  2

Price: \$10,000,000
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)

Agent Comments

Significantly smaller land, No tennis court, Newer build



7 Manor St BRIGHTON 3186 (REI)

 5  4  3

Price: \$9,000,000
Method: Private Sale
Date: 15/05/2026
Property Type: House (Res)
Land Size: 1214 sqm approx

Agent Comments

Significantly smaller land



89 Cochrane St BRIGHTON 3186 (VG)

 5  -  -

Price: \$9,100,000
Method: Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 9 sqm approx

Agent Comments

Similar land, Similar house, No tennis court, No basement

Account - Marshall White | P: 03 9822 9999