

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 31 Willansby Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$1,790,000 & \$1,890,000

Median sale price

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

Period - From 06/02/2023 to 05/02/2024 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	162 Cochrane St BRIGHTON 3186	\$1,951,000	29/11/2023
2	85 William St BRIGHTON 3186	\$1,907,000	01/12/2023
3	186 New St BRIGHTON 3186	\$1,880,000	09/12/2023

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: 06/02/2024 14:28



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,790,000 - \$1,890,000

Median House Price

06/02/2023 - 05/02/2024: \$3,150,000

Comparable Properties



162 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,951,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)

Land Size: 495 sqm approx



85 William St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,907,000

Method: Private Sale

Date: 01/12/2023

Property Type: House



186 New St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,880,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

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



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