

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

5/17 Well Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Brighton

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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	G01/16 Carpenter St BRIGHTON 3186	\$2,100,000	05/02/2026
2	5/22 Willansby Av BRIGHTON 3186	\$2,020,000	02/02/2026
3	8/11-13 Well St BRIGHTON 3186	\$2,210,000	04/10/2025

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:

03/03/2026 13:45



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,050,000 - \$2,250,000

Median Unit Price

03/03/2025 - 02/03/2026: \$1,250,000

Comparable Properties

G01/16 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$2,100,000

Method:

Date: 05/02/2026

Property Type: Apartment



5/22 Willansby Av BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$2,020,000

Method: Private Sale

Date: 02/02/2026

Property Type: Apartment



8/11-13 Well St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,210,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400