

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

4/24 South Road, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Brighton

Period - From

05/09/2025

to

04/09/2026

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	6/47 Roslyn St BRIGHTON 3186	\$1,370,000	17/08/2026
2	7/23 South Rd BRIGHTON 3186	\$1,350,000	07/05/2026
3	1/72 Dendy St BRIGHTON 3186	\$1,400,000	28/03/2026

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:

05/09/2026 17:16



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,395,000
Median Unit Price
05/09/2025 - 04/09/2026: \$1,200,000

Comparable Properties



6/47 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,370,000
Method: Private Sale
Date: 17/08/2026
Property Type: Townhouse (Res)



7/23 South Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$1,350,000
Method: Private Sale
Date: 07/05/2026
Property Type: Townhouse (Single)



1/72 Dendy St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 397 sqm approx