

# 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

6/47 Roslyn Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,389,000

### Median sale price

Median price

\$1,851,500

Property Type

Townhouse

Suburb

Brighton

Period - From

02/08/2025

to

01/08/2026

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 | 46 Villeroy St HAMPTON 3188        | \$1,385,500 | 23/06/2026   |
| 2 | 3/23 Walstab St BRIGHTON EAST 3187 | \$1,400,000 | 15/05/2026   |
| 3 | 23a Olive St HAMPTON 3188          | \$1,380,000 | 25/03/2026   |

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:

02/08/2026 08:43

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**Indicative Selling Price**

\$1,389,000

**Median Townhouse Price**

02/08/2025 - 01/08/2026: \$1,851,500



3 2 2

**Property Type:** Townhouse

## Comparable Properties



**46 Villeroy St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,385,500

**Method:** Private Sale

**Date:** 23/06/2026

**Property Type:** Townhouse (Single)



**3/23 Walstab St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 1

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 15/05/2026

**Property Type:** Townhouse (Res)



**23a Olive St HAMPTON 3188 (REI)**

Agent Comments

3 2 1

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 390 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604