

# 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

10 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 \$2,250,000

### Median sale price

Median price \$3,762,500

Property Type House

Suburb Brighton

Period - From 01/04/2024

to 30/06/2024

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	45 Glencairn Av BRIGHTON EAST 3187	\$2,500,000	02/07/2024
2	6 Arnot St BRIGHTON EAST 3187	\$2,000,000	24/05/2024
3	6 Lysander St BRIGHTON EAST 3187	\$2,395,000	11/05/2024

**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:

23/09/2024 09:44



 3    2    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,250,000

**Median House Price**

June quarter 2024: \$3,762,500

## Comparable Properties



**45 Glencairn Av BRIGHTON EAST 3187 (REI)**

Agent Comments

 3    1    2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** House

**Land Size:** 671 sqm approx



**6 Arnot St BRIGHTON EAST 3187 (REI)**

Agent Comments

 4    3    2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** House

**Land Size:** 813 sqm approx



**6 Lysander St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$2,395,000

**Method:** Sold Before Auction

**Date:** 11/05/2024

**Property Type:** House (Res)

**Land Size:** 716 sqm approx

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