

# 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

106/30 Rooding 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)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,340,000

Property Type

Unit

Suburb

Brighton

Period - From

01/01/2025

to

31/12/2025

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	103/2 Well St BRIGHTON 3186	\$1,400,000	24/12/2025
2	109/39 Head St BRIGHTON 3186	\$1,450,000	17/09/2025
3			

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:

25/02/2026 21:07



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

Year ending December 2025: \$1,340,000

## Comparable Properties



**103/2 Well St BRIGHTON 3186 (REI/VG)**

Agent Comments



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

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** Apartment



**109/39 Head St BRIGHTON 3186 (VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Sale

**Date:** 17/09/2025

**Property Type:** Subdivided Flat - Single OYO Flat

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.

Account - Whitefox Real Estate | P: 96459699



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