

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

48 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,002,500 Property Type House Suburb Brighton

Period - From 01/10/2023 to 31/12/2023 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	19 Lynch St BRIGHTON 3186	\$2,840,000	27/11/2023
2	46 Champion St BRIGHTON 3186	\$2,670,000	28/09/2023
3	189 New St BRIGHTON 3186	\$2,650,000	14/10/2023

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:

28/02/2024 10:02



5 3 2

Rooms: 8
Property Type: House
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
December quarter 2023: \$3,002,500

Comparable Properties



19 Lynch St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,840,000
Method: Private Sale
Date: 27/11/2023
Property Type: House (Res)
Land Size: 383 sqm approx



46 Champion St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,670,000
Method: Private Sale
Date: 28/09/2023
Property Type: House



189 New St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 4

Price: \$2,650,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 351 sqm approx

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