

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,850,000

Property Type Townhouse

Suburb Brighton

Period - From 08/07/2025

to

07/07/2026

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	3/23 Walstab St BRIGHTON EAST 3187	\$1,400,000	15/05/2026
2	1/72 Dendy St BRIGHTON 3186	\$1,400,000	28/03/2026
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:

08/07/2026 15:16



 3  2  2

Property Type: Townhouse

Comparable Properties



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)



1/72 Dendy St BRIGHTON 3186 (REI)

Agent Comments

 3  2  1

Price: \$1,400,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 397 sqm approx

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.