

# 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

11 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)

Range between \$2,500,000 & \$2,600,000

### Median sale price

Median price \$2,877,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 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	4 Trafalgar St BRIGHTON 3186	\$2,740,000	23/09/2023
2	99 New St BRIGHTON 3186	\$2,610,000	18/10/2023
3	35 Lucas St BRIGHTON EAST 3187	\$2,501,000	11/11/2023

**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:

16/11/2023 12:52



4 2 2

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,600,000  
**Median House Price**  
September quarter 2023: \$2,877,500

## Comparable Properties



**4 Trafalgar St BRIGHTON 3186 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,740,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 519 sqm approx



**99 New St BRIGHTON 3186 (REI)**

**Agent Comments**

1 1 1

**Price:** \$2,610,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House  
**Land Size:** 696 sqm approx



**35 Lucas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

2 1 2

**Price:** \$2,501,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx