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

48A Roslyn Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,100,000		&		\$3,300,0	00		
Median sale price								
Median price	\$3,200,000	Pro	operty Type	Hou	ise		Suburb	Brighton
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/3 Loller St BRIGHTON 3186	\$3,380,000	24/06/2025
2	20A Hammond St BRIGHTON 3186	\$3,520,000	29/03/2025
3	4/30 Grosvenor St BRIGHTON 3186	\$3,150,000	28/02/2025

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:

08/07/2025 10:19



HODGES





Property Type: House Land Size: 525 sqm approx Agent Comments Indicative Selling Price \$3,100,000 - \$3,300,000 Median House Price June quarter 2025: \$3,200,000

Comparable Properties

1/3 Loller St BRIGHTON 3186 (REI) 3 4 2 Price: \$3,380,000 Method: Private Sale Date: 24/06/2025 Property Type: House	Agent Comments
20A Hammond St BRIGHTON 3186 (REI/VG) 4 2 2 2 Price: \$3,520,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 498 sqm approx	Agent Comments
4/30 Grosvenor St BRIGHTON 3186 (REI) 5 4 2 Price: \$3,150,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 387 sqm approx	Agent Comments

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



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