

## 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

3/112 ROSLYN STREET BRIGHTON VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

2/745 HAWTHORN ROAD BRIGHTON EAST VIC 3187	\$805,000	24-May-25
2/72 HOLYROOD STREET HAMPTON VIC 3188	\$781,000	14-Feb-25
9/745 HAWTHORN ROAD BRIGHTON EAST VIC 3187	\$825,000	10-May-25

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 6 months.~~

This Statement of Information was prepared on: 02 July 2025

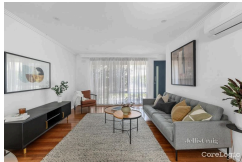


**2/745 HAWTHORN ROAD  
BRIGHTON EAST VIC 3187**

2 1 1

Sold Price **\$805,000** Sold Date **24-May-25**

Distance **1.33km**

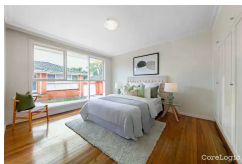


**2/72 HOLYROOD STREET  
HAMPTON VIC 3188**

2 1 1

Sold Price **\$781,000** Sold Date **14-Feb-25**

Distance **1.9km**



**9/745 HAWTHORN ROAD  
BRIGHTON EAST VIC 3187**

2 1 1

Sold Price **\$825,000** Sold Date **10-May-25**

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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