

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000

&

\$3,150,000

### Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to 30/06/2025

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	20 Lawrence St BRIGHTON 3186	\$3,300,000	10/07/2025
2	739 Hampton St BRIGHTON 3186	\$2,915,000	19/05/2025
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:

19/07/2025 15:38



5 3 2+

**Property Type:** House  
**Land Size:** 525 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,150,000  
**Median House Price**  
June quarter 2025: \$3,200,000

## Comparable Properties



**20 Lawrence St BRIGHTON 3186 (REI)**

**Agent Comments**

5 2 3

**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 10/07/2025  
**Property Type:** House



**739 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**

4 4 3

**Price:** \$2,915,000  
**Method:** Private Sale  
**Date:** 19/05/2025  
**Property Type:** House  
**Land Size:** 409 sqm approx



**4/30 Grosvenor St BRIGHTON 3186 (REI)**

**Agent Comments**

5 4 2

**Price:** \$3,150,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** House  
**Land Size:** 387 sqm approx

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