Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	48a Roslyn Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$2.900.000	&	\$3,150,000
	4=,000,000	٠.	40,100,000

Median sale price

Median price	\$3,200,000	Pro	perty Type	łouse		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

7,01	aress of comparable property	1 1100	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



Date of sale











Property Type: House Land Size: 525 sqm approx

Agent Comments

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

Comparable Properties



20 Lawrence St BRIGHTON 3186 (REI)





Agent Comments

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



739 Hampton St BRIGHTON 3186 (REI)





Agent Comments

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

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





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