

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

3/4 SEAVIEW AVENUE BRIGHTON VIC 3186

Indicative selling price

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

Single Price

or range
between

\$1,095,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,874

Property type

Unit

Suburb

Brighton

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

3/18 KINANE STREET BRIGHTON VIC 3186	\$1,160,000	16-Dec-24
10/29 ROSLYN STREET BRIGHTON VIC 3186	\$1,145,000	01-Mar-25
1/63 ROSLYN STREET BRIGHTON VIC 3186	\$1,150,000	31-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 June 2026



**3/18 KINANE STREET BRIGHTON
VIC 3186**

 3  2  1

Sold Price **\$1,160,000** Sold Date **16-Dec-24**

Distance **0.93km**



**10/29 ROSLYN STREET BRIGHTON
VIC 3186**

 2  1  1

Sold Price **\$1,145,000** Sold Date **01-Mar-25**

Distance **0.94km**



**1/63 ROSLYN STREET BRIGHTON
VIC 3186**

 2  1  2

Sold Price **\$1,150,000** Sold Date **31-May-25**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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