

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

7/164 Esplanade, Brighton Vic 3186

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 to 31/03/2026 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	4/35 Roslyn St BRIGHTON 3186	\$1,850,000	19/11/2025
2	3/35 Roslyn St BRIGHTON 3186	\$1,820,000	13/11/2025
3			

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: 30/04/2026 17:27

Sarah Korbel
0415 393 898
sarah@fredman.com.au



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending March 2026: \$3,300,000

Comparable Properties



4/35 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 182 sqm approx

3/35 Roslyn St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$1,820,000

Method: Sale

Date: 13/11/2025

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Fredman



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