

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

3/3 VIEW COURT 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

\$2,080,000

&

\$2,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jun 2024

to

31 May 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

46 ROSLYN STREET BRIGHTON VIC 3186	\$2,185,000	08-Feb-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: 30 June 2025



46 ROSLYN STREET BRIGHTON
VIC 3186

 3  2  2

Sold Price **\$2,185,000** Sold Date **08-Feb-25**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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