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	38b St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $3,180,000 Property Type House Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	4/35 Roslyn St BRIGHTON 3186	$1,850,000	19/11/2025
2	56a Roslyn St BRIGHTON 3186	$1,790,000	01/11/2025
3	5A Railway Av BRIGHTON 3186	$1,800,000	23/10/2025

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: 11/03/2026 18:54

38b St Andrews Street, Brighton Vic 3186



3 2 2

Property Type: House
Land Size: 337 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2025: $3,180,000

Comparable Properties



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

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 19/11/2025
Property Type: Townhouse (Single)
Land Size: 182 sqm approx

Agent Comments



56a Roslyn St BRIGHTON 3186 (REI)

3 2 2

Price: $1,790,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: Townhouse (Res)

Agent Comments

5A Railway Av BRIGHTON 3186 (REI/VG)

4 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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