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	20b Roslyn Street, Brighton VIC 3186

Indicative selling price

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

Range between $3,300,000 & $3,500,000

Median sale price

Median price $3,311,500 Property Type House Suburb Brighton

Period - From 19/09/2025 to 18/03/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1B Armfield Street Brighton VIC 3186	$3,415,000	29/11/2025
82A Were Street Brighton VIC 3186	$3,720,000	13/11/2025
77A Halifax Street Brighton VIC 3186	$3,800,000	08/10/2025

This Statement of Information was prepared on: 19/03/2026