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	48a Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,800,000 & $2,995,000

Median sale price

Median price $3,200,000 Property Type House Suburb Brighton

Period - From 01/10/2024 to 30/09/2025 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	2/3 Loller St BRIGHTON 3186	$3,000,000	02/09/2025
2	157 Dendy St BRIGHTON EAST 3187	$2,950,000	29/08/2025
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: 07/11/2025 12:44

48a Roslyn Street, Brighton Vic 3186

RT Edgar



5 2 2

Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,995,000
Median House Price
Year ending September 2025: $3,200,000

Comparable Properties



2/3 Loller St BRIGHTON 3186 (REI)

3 3 2

Price: $3,000,000
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Single)

Agent Comments



157 Dendy St BRIGHTON EAST 3187 (REI/VG)

5 3 2

Price: $2,950,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

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 - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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