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	2/105 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,140,000 Property Type Unit Suburb Brighton

Period - From 01/04/2026 to 30/06/2026 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	4a Prince St HAMPTON 3188	$1,180,000	31/05/2026
2	5/12 Byron St BRIGHTON 3186	$1,275,000	22/05/2026
3	2/132 Church St BRIGHTON 3186	$1,228,000	21/05/2026

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: 29/07/2026 17:35

2/105 Roslyn Street, Brighton Vic 3186



3 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
June quarter 2026: $1,140,000

Comparable Properties



4a Prince St HAMPTON 3188 (REI)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 31/05/2026
Property Type: Townhouse (Single)

Agent Comments



5/12 Byron St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $1,275,000
Method: Private Sale
Date: 22/05/2026
Property Type: Unit

Agent Comments



2/132 Church St BRIGHTON 3186 (REI/VG)

2 2 1

Price: $1,228,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment
Land Size: 221 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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