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	3a Rooding Street, Brighton Vic 3186

Indicative selling price

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

Range between $5,300,000 & $5,830,000

Median sale price

Median price $3,237,500 Property Type House Suburb Brighton

Period - From 10/09/2025 to 09/09/2026 Source Property Data

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	56 Lynch Cr BRIGHTON 3186	$5,600,000	29/05/2026
2	283 St Kilda St BRIGHTON 3186	$5,259,000	23/05/2026
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: 10/09/2026 16:54

3a Rooding Street, Brighton Vic 3186

RT Edgar



4 2 1

Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
$5,300,000 - $5,830,000
Median House Price
10/09/2025 - 09/09/2026: $3,237,500

Comparable Properties



56 Lynch Cr BRIGHTON 3186 (REI/VG)

5 3 3

Price: $5,600,000
Method: Private Sale
Date: 29/05/2026
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



283 St Kilda St BRIGHTON 3186 (REI)

4 3 2

Price: $5,259,000
Method: Private Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 954 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

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