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	126 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $3,267,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/06/2024 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	239 Were St BRIGHTON EAST 3187	$1,680,000	18/06/2024
2	17a Bright St BRIGHTON EAST 3187	$1,625,000	08/06/2024
3	3/893 Hampton St BRIGHTON 3186	$1,675,000	02/03/2024

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: 23/08/2024 10:04

126 Roslyn Street, Brighton Vic 3186



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending June 2024: $3,267,500

Comparable Properties



239 Were St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $1,680,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 270 sqm approx

Agent Comments



17a Bright St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,625,000
Method: Private Sale
Date: 08/06/2024
Property Type: Townhouse (Single)

Agent Comments



3/893 Hampton St BRIGHTON 3186 (REI/VG)

4 2 2

Price: $1,675,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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