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	3/112 ROSLYN STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$880,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,290,000	Property type	Unit	Suburb	Brighton
Period-from	01 Aug 2024	to	31 Jul 2025	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 6 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
2/6 CLUDEN STREET BRIGHTON EAST VIC 3187	$970,000	13-Mar-25
4/900 HAMPTON STREET BRIGHTON VIC 3186	$835,000	22-May-25
9/745 HAWTHORN ROAD BRIGHTON EAST VIC 3187	$825,000	10-May-25

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 6 months.~~

This Statement of Information was prepared on: 14 August 2025

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2/6 CLUDEN STREET BRIGHTON EAST VIC 3187

2 1 1

Sold Price **$970,000** Sold Date **13-Mar-25**

Distance **0.61km**



4/900 HAMPTON STREET BRIGHTON VIC 3186

2 1 1

Sold Price **$835,000** Sold Date **22-May-25**

Distance **1.04km**



9/745 HAWTHORN ROAD BRIGHTON EAST VIC 3187

2 1 1

Sold Price **$825,000** Sold Date **10-May-25**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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