Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	56A ROSLYN STREET, BRIGHTON, VIC 3186

Indicative selling price

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

Price Range:	$1,300,000 to $1,400,000

Median sale price

Median price	$1,065,000	Property type	Unit	Suburb	BRIGHTON
Period	01 July 2025 to 30 September 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/33 HOLYROOD ST, HAMPTON, VIC 3188	$1,380,000	13/09/2025
16 ALEXANDER ST, BRIGHTON EAST, VIC 3187	$1,555,000	23/08/2025
10 LOCKE ST, BRIGHTON EAST, VIC 3187	$1,541,000	15/08/2025

This Statement of Information was prepared on: 21/10/2025