

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

1 Roosevelt Court, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2026

to

31/03/2026

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	43 Baird St BRIGHTON EAST 3187	\$2,050,000	27/02/2026
2	6/20 Yuille St BRIGHTON 3186	\$2,150,000	12/01/2026
3	4/35 Roslyn St BRIGHTON 3186	\$1,850,000	19/11/2025

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:

30/04/2026 10:39



 3  3  2

Property Type: House (Res)

Land Size: 299 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2026: \$2,300,000

Comparable Properties



43 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$2,050,000

Method: Private Sale

Date: 27/02/2026

Property Type: Townhouse (Res)



6/20 Yuille St BRIGHTON 3186 (REI)

Agent Comments

 2  3  2

Price: \$2,150,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Single)



4/35 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 182 sqm approx

Account - Marshall White | P: 03 9822 9999