

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

11 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Brighton

Period - From 26/10/2022 to 25/10/2023 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	4 Trafalgar St BRIGHTON 3186	\$2,740,000	23/09/2023
2	67 Murphy St BRIGHTON 3186	\$2,500,000	08/09/2023
3	7 Loller St BRIGHTON 3186	\$2,405,000	12/08/2023

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:

26/10/2023 10:00



 4
  2
  2

Rooms: 8
Property Type: House
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,500,000
Median House Price
 26/10/2022 - 25/10/2023: \$3,200,000

With substantial single-level living for today, perfect land for tomorrow, and the blue-chip address of a lifetime, this 604sqm (approx) property is a singular find. An early Inform Design, this four bedroom, two bathroom home captures north sun with a courtyard-wrapping layout featuring lounge-dining and a vast master-suite around a paved central courtyard, and a light-filled family zone stepping out in two directions - including to decking in a sunny poolside garden.

Comparable Properties



4 Trafalgar St BRIGHTON 3186 (REI)

Agent Comments

 3
  2
  2

Price: \$2,740,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 519 sqm approx



67 Murphy St BRIGHTON 3186 (REI)

Agent Comments

 4
  2
  2

Price: \$2,500,000
Method: Sold Before Auction
Date: 08/09/2023
Property Type: House (Res)



7 Loller St BRIGHTON 3186 (REI)

Agent Comments

 2
  1
  2

Price: \$2,405,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 472 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598