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	11 Roslyn Street, Brighton Vic 3186
Including suburb and	
postcode	

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	Pro	perty 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.

Ad	dress 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

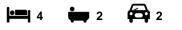
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/10/2023 10:00









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

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)





Price: \$2,500,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res)

Agent Comments



7 Loller St BRIGHTON 3186 (REI)





Price: \$2,405,000 Method: Auction Sale Date: 12/08/2023

Property Type: House (Res) Land Size: 472 sqm approx Agent Comments

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