

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

2/88 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	4/87 Thomas St BRIGHTON EAST 3187	\$980,000	16/10/2025
2	4/63 Roslyn St BRIGHTON 3186	\$1,000,000	01/10/2025
3	3/10 Boxshall St BRIGHTON 3186	\$1,050,000	12/09/2025

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:

03/03/2026 15:00

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

December quarter 2025: \$1,300,000



2 1 1

Property Type: Unit

Comparable Properties



4/87 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 2

Price: \$980,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: Unit

Land Size: 267 sqm approx



4/63 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Unit

Land Size: 216 sqm approx



3/10 Boxshall St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



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