

# 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

2/95 Roslyn Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,800,000

### Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2025

to 31/03/2026

Source Property Data

### 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 | 4/35 Roslyn St BRIGHTON 3186   | \$1,850,000 | 19/11/2025   |
| 2 | 56a Roslyn St BRIGHTON 3186    | \$1,790,000 | 01/11/2025   |
| 3 |                                |             |              |

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:

01/04/2026 13:39



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median Unit Price**  
01/04/2025 - 31/03/2026: \$1,250,000

## Comparable Properties



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

**Agent Comments**



**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 182 sqm approx



**56a Roslyn St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$1,790,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2025  
**Property Type:** Townhouse (Res)

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.