

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

3A ROODING STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$5,650,000

&

\$6,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,300,000

Property type

House

Suburb

Brighton

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

33 MEEK STREET BRIGHTON VIC 3186	\$6,025,000	04-Jun-25
12 JOYCE STREET ELWOOD VIC 3184	\$5,850,000	02-Mar-26
18 SHASTA AVENUE BRIGHTON EAST VIC 3187	\$6,300,000	09-May-26

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 6 months.~~

This Statement of Information was prepared on: 07 July 2026


**33 MEEK STREET BRIGHTON VIC
3186**
 4
  4
  2

Sold Price

\$6,025,000

Sold Date

04-Jun-25

Distance

0.64km

**12 JOYCE STREET ELWOOD VIC
3184**
 5
  4
  4

Sold Price

^{RS} **\$5,850,000**

Sold Date

02-Mar-26

Distance

1.77km

**18 SHASTA AVENUE BRIGHTON
EAST VIC 3187**
 6
  5
  5

Sold Price

^{RS} **\$6,300,000** ^{UN}

Sold Date

09-May-26

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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