

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

108 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 & \$2,600,000

Median sale price

Median price \$3,180,000 Property Type House 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	18 Seymour Gr BRIGHTON 3186	\$2,505,000	19/12/2025
2	51 Head St BRIGHTON 3186	\$2,560,000	01/10/2025
3	89a Were St BRIGHTON 3186	\$2,480,000	23/08/2025

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: 16/02/2026 11:45



 4
  2
  2

Property Type: House (Res)

Land Size: 453 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2025: \$3,180,000

Comparable Properties



18 Seymour Gr BRIGHTON 3186 (REI)

Agent Comments

 3
  2
  3

Price: \$2,505,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



51 Head St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$2,560,000

Method: Private Sale

Date: 01/10/2025

Property Type: Townhouse (Single)



89a Were St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$2,480,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)

Land Size: 321 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700