

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

9/29 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Brighton

Period - From 09/04/2025 to 08/04/2026 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	3/2 Wilson St BRIGHTON 3186	\$975,000	07/02/2026
2	4/781 Hampton St BRIGHTON 3186	\$916,000	10/12/2025
3	3/876 Hampton St BRIGHTON 3186	\$935,000	14/11/2025

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:

09/04/2026 15:59



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
09/04/2025 - 08/04/2026: \$1,270,000

Comparable Properties



3/2 Wilson St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$975,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit



4/781 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$916,000
Method: Private Sale
Date: 10/12/2025
Property Type: Unit



3/876 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$935,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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