

# 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

5 Roseberry Avenue, Brighton East Vic 3187

### Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$2,184,000

Property Type

House

Suburb

Brighton East

Period - From

03/04/2024

to

02/04/2025

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	7 Curley St BRIGHTON EAST 3187	\$2,055,000	13/03/2025
2	51 Charles St BRIGHTON EAST 3187	\$1,835,000	07/02/2025
3	19 Roseberry Av BRIGHTON EAST 3187	\$1,965,000	15/12/2024

**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:

03/04/2025 15:18

5 Roseberry Avenue, Brighton East Vic 3187

Chisholm&Gamon

Sam Gamon

03 9531 1245

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

03/04/2024 - 02/04/2025: \$2,184,000



4 2 2

**Property Type:** House

**Land Size:** 491 sqm approx

**Agent Comments**

## Comparable Properties



**7 Curley St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,055,000

**Method:** Private Sale

**Date:** 13/03/2025

**Property Type:** House



**51 Charles St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 07/02/2025

**Property Type:** House

**Land Size:** 662 sqm approx



**19 Roseberry Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,965,000

**Method:** Private Sale

**Date:** 15/12/2024

**Property Type:** House

**Land Size:** 550 sqm approx

**Account - Chisholm & Gamon** | P: 03 9531 1245 | F: 03 9531 3748



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