

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

21 Laburnum Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$2,985,000 Property Type House Suburb Brighton

Period - From 01/10/2024 to 31/12/2024 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	1/18 Dendy St BRIGHTON 3186	\$2,330,000	16/11/2024
2	5 Byron St BRIGHTON 3186	\$2,375,000	12/11/2024
3	28 Grant St BRIGHTON EAST 3187	\$2,150,000	12/10/2024

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:

27/02/2025 13:43



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 545 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,150,000 - \$2,350,000
Median House Price
 December quarter 2024: \$2,985,000

Comparable Properties



1/18 Dendy St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$2,330,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House
Land Size: 427 sqm approx



5 Byron St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$2,375,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 535 sqm approx



28 Grant St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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 1

Price: \$2,150,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 430 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805