

# 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

43 Baird Street, Brighton East VIC 3187

### Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Brighton East

Period - From

20/07/2025

to

19/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37B Canberra Grove Brighton East VIC 3187	\$1,910,000	08/11/2025
2 Collis Street Brighton East	\$2,061,000	08/11/2025
18c Hornby Street Brighton East	\$2,271,000	22/11/2025

This Statement of Information was prepared on:

20/01/2026