

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$2,300,000

### 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	8 Matthews Ct BRIGHTON EAST 3187	\$2,300,000	01/03/2025
2	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
3	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025

**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:

22/03/2025 13:22



3   
   

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

**Indicative Selling Price**  
 \$2,300,000  
**Median House Price**  
 December quarter 2024: \$2,985,000

## Comparable Properties



**8 Matthews Ct BRIGHTON EAST 3187 (REI)**

Agent Comments

4   
 1   
 1

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)



**18 Shasta Av BRIGHTON EAST 3187 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$2,351,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)



**6 Clarkson Av BRIGHTON 3186 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** House

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