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	21 Laburnum Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price	\$2,985,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)







Price: \$2,300,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res)

Agent Comments



18 Shasta Av BRIGHTON EAST 3187 (REI)







Price: \$2,351,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res)

Agent Comments



6 Clarkson Av BRIGHTON 3186 (REI)

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





Agent Comments

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





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