

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 55 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Brighton East

Period - From 01/01/2026 to 31/03/2026 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	36 Were St BRIGHTON 3186	\$5,300,000	20/02/2026
2			
3			

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.

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Kosta Mesaritis

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Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

March quarter 2026: \$2,300,000



 4  3  3

Property Type: House

Comparable Properties



36 Were St BRIGHTON 3186 (REI)

Agent Comments

 5  2  4

Price: \$5,300,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 905 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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