

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 87 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

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	2/16 Yuille St BRIGHTON 3186	\$3,800,000	17/01/2025
2	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025
3	19 Byron St BRIGHTON 3186	\$3,525,000	26/10/2024

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: 05/03/2025 09:52



 4
  2
  2

Property Type: House
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,750,000
Median House Price
 December quarter 2024: \$2,150,000

Comparable Properties



2/16 Yuille St BRIGHTON 3186 (REI)

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  3
  2

Price: \$3,800,000
Method: Private Sale
Date: 17/01/2025
Property Type: House

Agent Comments

One of five townhouse, entrance to the property was via communal gravel walk way, smaller land however it is a Brighton postcode.



12 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

 4
  3
  2

Price: \$3,600,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 605 sqm approx

Agent Comments

Smaller land, extra bathroom, no garage.



19 Byron St BRIGHTON 3186 (REI/VG)

 4
  2
  2

Price: \$3,525,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments

Same accommodation, bigger land & Brighton postcode.

Account - Marshall White | P: 03 9822 9999



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