

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

Range between \$4,500,000 & \$4,900,000

### 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	65 Comer St BRIGHTON EAST 3187	\$4,600,000	24/04/2026
2	1 Letchworth Av BRIGHTON EAST 3187	\$4,580,000	28/03/2026
3	18 Garden Av BRIGHTON EAST 3187	\$5,000,000	01/03/2026

**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: 03/06/2026 13:21



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**Property Type:** House

## Comparable Properties



**65 Comer St BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

6   5   4

**Price:** \$4,600,000

**Method:** Expression of Interest

**Date:** 24/04/2026

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**1 Letchworth Av BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

5   4   3

**Price:** \$4,580,000

**Method:** Private Sale

**Date:** 28/03/2026

**Property Type:** House



**18 Garden Av BRIGHTON EAST 3187 (VG)**

[Agent Comments](#)

3   -   -

**Price:** \$5,000,000

**Method:** Sale

**Date:** 01/03/2026

**Property Type:** House (Res)

**Land Size:** 650 sqm approx