

# 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

21b 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,595,000 Property Type Townhouse Suburb Brighton East

Period - From 22/04/2025 to 21/04/2026 Source Property Data

### 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	70a David St HAMPTON 3188	\$1,760,000	11/04/2026
2	70b Ludstone St HAMPTON 3188	\$1,910,000	25/03/2026
3	2a Summerhill Rd BRIGHTON EAST 3187	\$1,770,000	18/03/2026

**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:

22/04/2026 17:21



4 3 1

**Property Type:** Townhouse  
(Single)  
**Land Size:** 320 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median Townhouse Price**  
22/04/2025 - 21/04/2026: \$1,595,000

## Comparable Properties



**70a David St HAMPTON 3188 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 11/04/2026  
**Property Type:** House (Res)



**70b Ludstone St HAMPTON 3188 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,910,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2026  
**Property Type:** Townhouse (Res)



**2a Summerhill Rd BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House

Account - Marshall White | P: 03 9822 9999



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