# 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<br>Including suburb and postcode | 60b Baird Street, Brighton East VIC 3187 |

## Indicative selling price

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

Range between $2,450,000 & $2,600,000

## Median sale price

Median price $2,250,000 Property Type House Suburb Brighton East

Period - From 08/06/2025 to 07/12/2025 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8A Lucas Street Brighton East VIC 3187 | $2,522,000 | 13/09/2025 |
| 20a Carr Street Brighton East VIC | $2,525,000 | 08/10/2025 |
| | | |

This Statement of Information was prepared on: 08/12/2025