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	172 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Single price $2,150,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	11 Baxter St ELSTERNWICK 3185	$2,175,000	19/05/2026
2	95 Grosvenor St BALACLAVA 3183	$2,170,000	21/03/2026
3	3 Banksia Rd CAULFIELD SOUTH 3162	$2,150,000	20/01/2026

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: 23/05/2026 12:22

172 Cochrane Street, Brighton Vic 3186

JellisCraig



4 2 1

Property Type: House

Indicative Selling Price
$2,150,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties



11 Baxter St ELSTERNWICK 3185 (REI)

3 2 2

Price: $2,175,000
Method: Private Sale
Date: 19/05/2026
Property Type: House

Agent Comments



95 Grosvenor St BALACLAVA 3183 (REI)

4 2 1

Price: $2,170,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)

Agent Comments



3 Banksia Rd CAULFIELD SOUTH 3162 (VG)

3 - -

Price: $2,150,000
Method: Sale
Date: 20/01/2026
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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