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 | 25 Cochrane Street, Brighton Vic 3186 |

## Indicative selling price

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

Range between $1,900,000 & $2,000,000

## Median sale price

Median price $3,450,000 Property Type House Suburb Brighton

Period - From 01/01/2024 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 | 12 Whyte St BRIGHTON 3186 | $2,075,000 | 07/12/2024 |
| 2 | 125 Head St BRIGHTON 3186 | $2,085,000 | 28/11/2024 |
| 3 | 14 York St BRIGHTON 3186 | $2,012,000 | 16/11/2024 |

**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: 04/03/2025 17:37

# 25 Cochrane Street, Brighton Vic 3186



3 2 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,900,000 - $2,000,000
**Median House Price**
Year ending December 2024: $3,450,000

## Comparable Properties



**12 Whyte St BRIGHTON 3186 (REI/VG)**

3 2 2

**Price:** $2,075,000
**Method:** Auction Sale
**Date:** 07/12/2024
**Property Type:** House (Res)
**Land Size:** 380 sqm approx

Agent Comments



**125 Head St BRIGHTON 3186 (REI/VG)**

3 2 1

**Price:** $2,085,000
**Method:** Private Sale
**Date:** 28/11/2024
**Property Type:** House
**Land Size:** 451 sqm approx

Agent Comments



**14 York St BRIGHTON 3186 (REI/VG)**

3 2 2

**Price:** $2,012,000
**Method:** Private Sale
**Date:** 16/11/2024
**Property Type:** House
**Land Size:** 268 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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