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	1/117 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $1,154,000 Property Type Unit Suburb Brighton

Period - From 18/03/2024 to 17/03/2025 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	17/378 Glen Huntly Rd ELSTERNWICK 3185	$815,000	30/11/2024
2	2/14 Enfield Rd BRIGHTON 3186	$820,000	29/10/2024
3	2/29 Pine Av ELWOOD 3184	$830,000	19/10/2024

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: 18/03/2025 09:57

1/117 Cochrane Street, Brighton Vic 3186



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Unit Price
18/03/2024 - 17/03/2025: $1,154,000

Comparable Properties



17/378 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $815,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

Agent Comments



2/14 Enfield Rd BRIGHTON 3186 (REI/VG)

2 1 1

Price: $820,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: Unit

Agent Comments



2/29 Pine Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $830,000
Method: Sold Before Auction
Date: 19/10/2024
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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