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	165 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $3,325,000 Property Type House Suburb Brighton

Period - From 01/01/2025 to 31/03/2025 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	50 Nepean Hwy BRIGHTON 3186	$1,350,000	10/04/2025
2	1 Bridge St BRIGHTON 3186	$1,320,000	25/02/2025
3	72 Byron St ELWOOD 3184	$1,300,000	26/11/2024

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: 06/05/2025 14:49

165 Cochrane Street, Brighton Vic 3186

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3 1 2

Property Type: House

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
March quarter 2025: $3,325,000

Comparable Properties



50 Nepean Hwy BRIGHTON 3186 (REI)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)

Agent Comments



1 Bridge St BRIGHTON 3186 (REI)

2 1 1

Price: $1,320,000
Method: Private Sale
Date: 25/02/2025
Property Type: House

Agent Comments



72 Byron St ELWOOD 3184 (REI/VG)

3 1 2

Price: $1,300,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 85 sqm approx

Agent Comments

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