

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

15/18 COCHRANE STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

9/15 GARDENIA ROAD GARDENVALE VIC 3185	\$520,000	17-Jun-25
3/4 CARPENTER STREET BRIGHTON VIC 3186	\$590,000	03-Jun-25

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 6 months.

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**9/15 GARDENIA ROAD
GARDENVALE VIC 3185**

 2  1  1

Sold Price **\$520,000** Sold Date **17-Jun-25**

Distance **0.99km**



**3/4 CARPENTER STREET
BRIGHTON VIC 3186**

 2  1  2

Sold Price **\$590,000** Sold Date **03-Jun-25**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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