

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

1/123 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

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	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
2	2/54 Snowdon Av CAULFIELD 3162	\$1,250,000	10/11/2024
3	2/16 Seymour Rd ELSTERNWICK 3185	\$1,272,500	20/09/2024

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:

26/02/2025 15:28

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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending December 2024: \$3,450,000

Comparable Properties



1/20 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,311,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit



2/54 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 10/11/2024

Property Type: Unit

Land Size: 377 sqm approx



2/16 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 2

Price: \$1,272,500

Method: Auction Sale

Date: 20/09/2024

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400