

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

1/42C Cole Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,095,000

Property Type Townhouse

Suburb Brighton

Period - From 25/06/2024

to

24/06/2025

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	101/1 Tiuna Gr ELWOOD 3184	\$2,450,000	30/04/2025
2	203/18 Willansby Av BRIGHTON 3186	\$2,123,750	29/03/2025
3	G5/1 Tiuna Gr ELWOOD 3184	\$2,500,000	22/02/2025

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:

25/06/2025 11:29



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Townhouse Price
25/06/2024 - 24/06/2025: \$2,095,000

Comparable Properties



101/1 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2 2 2

Price: \$2,450,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

203/18 Willansby Av BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,123,750
Method: Sale
Date: 29/03/2025
Property Type: Strata Unit/Flat

G5/1 Tiuna Gr ELWOOD 3184 (VG)

Agent Comments

2 - -

3 bed, 2 bath, 2 car

Price: \$2,500,000
Method: Sale
Date: 22/02/2025
Property Type: Strata Unit/Flat

Account - Atria Real Estate



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