

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

12/7 COWRA 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

\$595,000

&

\$645,000

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

102/462 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162	\$600,000	28-Oct-24
4/133 THOMAS STREET BRIGHTON EAST VIC 3187	\$605,000	06-Nov-24
108/116 MARTIN STREET BRIGHTON VIC 3186	\$620,000	05-Apr-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.~~

This Statement of Information was prepared on: 28 October 2025

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**102/462 HAWTHORN ROAD
CAULFIELD SOUTH VIC 3162**

2 2 2

Sold Price **\$600,000** Sold Date **28-Oct-24**

Distance **1.71km**



**4/133 THOMAS STREET BRIGHTON
EAST VIC 3187**

2 1 1

Sold Price **\$605,000** Sold Date **06-Nov-24**

Distance **1.56km**



**108/116 MARTIN STREET
BRIGHTON VIC 3186**

2 1 1

Sold Price **\$620,000** Sold Date **05-Apr-25**

Distance **0.91km**



**5/34 BRIDGE STREET BRIGHTON
VIC 3186**

2 1 1

Sold Price **\$590,000** Sold Date **15-Mar-25**

Distance **1.31km**



**4/462 HAWTHORN ROAD
CAULFIELD SOUTH VIC 3162**

2 2 1

Sold Price **\$645,000** Sold Date **12-Dec-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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