

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



3 1 2

Property Type: House

Comparable Properties



50 Nepean Hwy BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: House (Res)



1 Bridge St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,320,000

Method: Private Sale

Date: 25/02/2025

Property Type: House



72 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 85 sqm approx