

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

8 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,425,000

Property Type Unit

Suburb Brighton

Period - From 01/07/2025

to

30/09/2025

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	1 Cambridge St BRIGHTON EAST 3187	\$1,730,000	03/10/2025
2	1a Perry Ct BRIGHTON EAST 3187	\$1,650,000	11/09/2025
3	1a Parklands Cr BRIGHTON EAST 3187	\$1,664,000	28/05/2025

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:

21/10/2025 14:44

Kosta Mesaritis

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Unit Price

September quarter 2025: \$1,425,000



 3  2  2

Property Type: Townhouse

Comparable Properties



1 Cambridge St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  2

Price: \$1,730,000

Method: Private Sale

Date: 03/10/2025

Property Type: Townhouse (Single)



1a Perry Ct BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



1a Parklands Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,664,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Townhouse (Res)

Land Size: 359 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604