

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 21/15-17 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$1,400,000 Property Type Unit Suburb Brighton

Period - From 01/01/2026 to 31/03/2026 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	3/23 Pine Av ELWOOD 3184	\$833,000	16/03/2026
2	1/23 Pine Av ELWOOD 3184	\$852,100	23/02/2026
3	48c Montclair Av BRIGHTON 3186	\$850,000	05/01/2026

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: 09/04/2026 18:19



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median Unit Price
March quarter 2026: \$1,400,000

Comparable Properties



3/23 Pine Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$833,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment

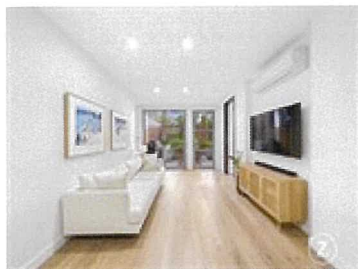


1/23 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 2

Price: \$852,100
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment



48c Montclair Av BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Private Sale
Date: 05/01/2026
Property Type: Townhouse (Res)

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The information contained herein is to be used as a guide only. Although the information has been taken in the preparation of the information, we stress that it is for information only and does not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity and we do not necessarily claim to have acted as the selling agent for the properties.