

# 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

63 Cochrane Street, Brighton, VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$5,450,000

&

\$5,585,000

### Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Brighton

Period - From

13/05/2024

to

12/11/2024

Source

pdol

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4 Holmwood Av, Brighton Vic	\$5,450,000	13/06/2024
2 13 Wellington St, BRIGHTON Vic	\$5,900,000	07/06/2024
3 8 Weatherly Gr, Brighton Vic	\$5,730,000	31/05/2024

This Statement of Information was prepared on:

13/11/2024