

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

2 Cosham Street, Brighton VIC 3186

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$3,350,000

Property Type

House

Suburb

Brighton

Period - From

20/11/2024

to

19/05/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 7 Weatherly Gr, Brighton Vic | \$5,787,500 | 22/12/2024 |
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| | | |

This Statement of Information was prepared on:

21/05/2025