

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

229/211 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,350,000

Property type

House

Suburb

Brighton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 18/15 COCHRANE STREET BRIGHTON VIC 3186 | \$600,000 | 25-Mar-25 |
| 18/17 COCHRANE STREET BRIGHTON VIC 3186 | \$600,000 | 14-Mar-25 |
| | | |

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 6 months.

This Statement of Information was prepared on: 03 June 2025



**18/15 COCHRANE STREET
BRIGHTON VIC 3186**

2 1 -

Sold Price

^{RS} **\$600,000**

Sold Date

25-Mar-25

Distance

0.16km



**18/17 COCHRANE STREET
BRIGHTON VIC 3186**

2 1 -

Sold Price

\$600,000

Sold Date

14-Mar-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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