

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

40/18 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$1,140,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2026

to

30/06/2026

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	4/5 Duke St CAULFIELD SOUTH 3162	\$345,000	24/06/2026
2	20/14 Mcmillan St ELSTERNWICK 3185	\$357,500	07/05/2026
3	3/41 Clarence St ELSTERNWICK 3185	\$385,000	22/04/2026

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:

23/09/2026 16:19



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

June quarter 2026: \$1,140,000

Comparable Properties



4/5 Duke St CAULFIELD SOUTH 3162 (REI)

Agent Comments

1 1 1

Price: \$345,000

Method: Sold Before Auction

Date: 24/06/2026

Property Type: Apartment

Land Size: 1137 sqm approx



20/14 Mcmillan St ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$357,500

Method: Auction Sale

Date: 07/05/2026

Property Type: Apartment



3/41 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372