

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

5/121 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$875,000

&

\$950,000

Median sale price

Median price \$1,247,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2025

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	2/7 Bent St BRIGHTON 3186	\$1,005,000	03/09/2026
2	21/15-17 Cochrane St BRIGHTON 3186	\$835,000	30/05/2026
3			

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:

16/09/2026 09:45



Property Type:
Agent Comments

Indicative Selling Price
\$875,000 - \$950,000
Median Unit Price
Year ending June 2026: \$1,247,500

Comparable Properties



2/7 Bent St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,005,000
Method: Sold Before Auction
Date: 03/09/2026
Property Type: Villa



21/15-17 Cochrane St BRIGHTON 3186 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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