

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 34 Cosham Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,500,000 & \$4,600,000

Median sale price

Median price \$3,509,340 Property Type House Suburb Brighton

Period - From 25/02/2024 to 24/02/2025 Source Property Data

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 Wright St BRIGHTON 3186	\$4,010,000	07/12/2024
2	174 New St BRIGHTON 3186	\$4,525,000	11/11/2024
3	14 Oak Gr BRIGHTON 3186	\$4,020,000	03/09/2024

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: 25/02/2025 15:13



 4
  2
  2

Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,600,000

Median House Price

25/02/2024 - 24/02/2025: \$3,509,340

Comparable Properties



2 Wright St BRIGHTON 3186 (REI/VG)

Agent Comments

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  2
  4

Price: \$4,010,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 617 sqm approx



174 New St BRIGHTON 3186 (REI/VG)

Agent Comments

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  6

Price: \$4,525,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Land Size: 404 sqm approx



14 Oak Gr BRIGHTON 3186 (REI/VG)

Agent Comments

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  3
  3

Price: \$4,020,000

Method: Private Sale

Date: 03/09/2024

Property Type: House (Res)

Land Size: 556 sqm approx

Account - Fredman



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