

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

G06/7-9 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$830,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Brighton

Period - From

26/07/2024

to

25/07/2025

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	4/900 Hampton St BRIGHTON 3186	\$835,000	27/05/2025
2	32/197 Bay St BRIGHTON 3186	\$800,000	04/03/2025
3	209/26 Warleigh Gr BRIGHTON 3186	\$816,000	03/03/2025

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:

26/07/2025 14:56



Property Type:
Agent Comments

Indicative Selling Price
\$830,000
Median Unit Price
26/07/2024 - 25/07/2025: \$1,200,000

Comparable Properties



4/900 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 27/05/2025
Property Type: Unit



32/197 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment



209/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$816,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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