

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

8/18 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$937,500

Property Type Unit

Suburb Brighton

Period - From 24/08/2025

to

23/08/2026

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	6/29 Nepean Hwy ELSTERNWICK 3185	\$480,000	08/07/2026
2	2/32 Gardenia Rd GARDENVALE 3185	\$465,000	27/03/2026
3	36/18 Cochrane St BRIGHTON 3186	\$462,000	05/03/2026

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:

24/08/2026 15:08



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

24/08/2025 - 23/08/2026: \$937,500

Comparable Properties



6/29 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 08/07/2026

Property Type: Unit



2/32 Gardenia Rd GARDENVALE 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 27/03/2026

Property Type: Apartment



36/18 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

 2  1  1

Price: \$462,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment

Account - Woodards | P: 0390563899