

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

102/7 COWRA STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

5/180 CHURCH STREET BRIGHTON VIC 3186	\$1,300,000	11-Oct-25
1/301 ST KILDA STREET BRIGHTON VIC 3186	\$1,450,000	26-Oct-25
206/431 BAY STREET BRIGHTON VIC 3186	\$1,165,000	22-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 19 November 2025

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**5/180 CHURCH STREET BRIGHTON
VIC 3186**

Sold Price ^{RS} **\$1,300,000** ^{UN}

Sold Date **11-Oct-25**

 3  2  -

Distance **1.67km**



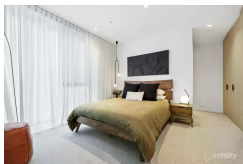
**1/301 ST KILDA STREET BRIGHTON
VIC 3186**

Sold Price ^{RS} **\$1,450,000** ^{UN}

Sold Date **26-Oct-25**

 3  2  2

Distance **1.73km**



**206/431 BAY STREET BRIGHTON
VIC 3186**

Sold Price ^{RS} **\$1,165,000** ^{UN}

Sold Date **22-Oct-25**

 2  2  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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