

# 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

6/22-24 Warleigh Grove, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$885,000

### Median sale price

Median price \$1,375,000 Property Type Unit Suburb Brighton

Period - From 01/10/2024 to 31/12/2024 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	3/104 Barkly St ST KILDA 3182	\$885,000	07/01/2025
2	6/30 Roslyn St BRIGHTON 3186	\$880,000	18/10/2024
3	7/307 New St BRIGHTON 3186	\$870,000	27/08/2024

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 15:40



**Property Type:** Apartment

## Comparable Properties

**3/104 Barkly St ST KILDA 3182 (REI)**

[Agent Comments](#)



**Price:** \$885,000

**Method:**

**Date:** 07/01/2025

**Property Type:** Apartment

**6/30 Roslyn St BRIGHTON 3186 (REI)**

[Agent Comments](#)



**Price:** \$880,000

**Method:**

**Date:** 18/10/2024

**Property Type:** Apartment



**7/307 New St BRIGHTON 3186 (REI/VG)**

[Agent Comments](#)



**Price:** \$870,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9194 1200