

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 203/26 Warleigh Grove, Brighton 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 \$ or range between \$465,000 & \$495,000

Median sale price

Median price \$1,280,000 Property type Unit Suburb Brighton

Period - From 01/10/2023 to 30/09/2024 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. 204/26 Warleigh Grv, Brighton 3186	\$476,000	29/10/2024
2. 107/211 Bay St, Brighton 3186	\$490,000	30/08/2024
3. 307/317 New St, Brighton 3186	\$468,000	06/11/2024

This Statement of Information was prepared on: 09/12/2024