

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

209/26 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	2/14 Orrong Rd ELSTERNWICK 3185	\$700,000	07/11/2024
2	4/838 Hampton St BRIGHTON 3186	\$790,000	04/10/2024
3	115/26 Warleigh Gr BRIGHTON 3186	\$750,000	08/09/2024

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:

18/02/2025 11:17



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/14 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 2

Price: \$700,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Apartment



4/838 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 04/10/2024

Property Type: Unit



115/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 08/09/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200