Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	209/26 Warleigh Grove, Brighton Vic 3186
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	01/10/2024	to	31/12/2024	Se	ource	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

Add	dress 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 comparableproperties 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
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Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** December quarter 2024: \$1,375,000



Property Type: Apartment **Agent Comments**

Comparable Properties



2/14 Orrong Rd ELSTERNWICK 3185 (REI)

Price: \$700,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Apartment

Agent Comments



4/838 Hampton St BRIGHTON 3186 (REI)

Price: \$790,000 Method: Private Sale Date: 04/10/2024 Property Type: Unit

Agent Comments

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



Price: \$750,000 Method: Private Sale Date: 08/09/2024 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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