Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	5/16 - 20 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 \$800,000	&	\$860,000
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Median sale price

Median price	\$1,310,500	Pro	pperty Type Uni	t		Suburb	Brighton
Period - From	01/04/2024	to	31/03/2025	So	urce	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

1	6/22-24 Warleigh Gr BRIGHTON 3186	\$855,000	07/04/2025
2	32/197 Bay St BRIGHTON 3186	\$800,000	04/03/2025
3	209/26 Warleigh Gr BRIGHTON 3186	\$816,000	03/03/2025

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:	08/04/2025 12:16



Date of sale











Property Type: Apartment

Indicative Selling Price \$800,000 - \$860,000 **Median Unit Price** Year ending March 2025: \$1,310,500

Comparable Properties



6/22-24 Warleigh Gr BRIGHTON 3186 (REI)



Price: \$855,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

Agent Comments



32/197 Bay St BRIGHTON 3186 (REI)

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Agent Comments

Price: \$800,000 Method: Private Sale Date: 04/03/2025

Property Type: Apartment



209/26 Warleigh Gr BRIGHTON 3186 (REI)





Price: \$816,000 Method: Private Sale Date: 03/03/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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