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

18/16-20 Warleigh Grove, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$690,000		&		\$759,000					
Median sale p	rice									
Median price	\$1,310,500	Pro	operty Type	Unit			Suburb	Brighton		
Period - From	01/07/2024	to	30/06/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	5/14 Orrong Rd ELSTERNWICK 3185	\$710,500	23/05/2025
2	12/15 Alexandra Av ELSTERNWICK 3185	\$722,500	19/05/2025
3	102/26 Warleigh Gr BRIGHTON 3186	\$700,000	17/04/2025

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:

11/08/2025 10:41



18/16-20 Warleigh Grove, Brighton Vic 3186



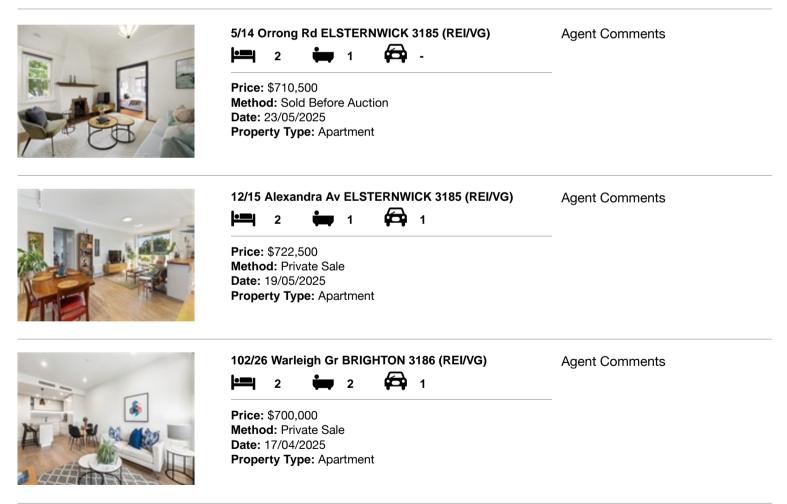
Peter Liu 0451367278 peter.liu@raywhite.com





Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$690,000 - \$759,000 Median Unit Price Year ending June 2025: \$1,310,500

Comparable Properties



Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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