

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$759,000

### Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2024

to

30/06/2025

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	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

RayWhite

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



**5/14 Orrong Rd ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$710,500  
**Method:** Sold Before Auction  
**Date:** 23/05/2025  
**Property Type:** Apartment



**12/15 Alexandra Av ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 19/05/2025  
**Property Type:** Apartment



**102/26 Warleigh Gr BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** Apartment

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



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