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 between $780,000 & $850,000

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	5/16-20 Warleigh Gr BRIGHTON 3186	$861,500	24/04/2025
2	6/22 Warleigh Gr BRIGHTON 3186	$855,000	02/04/2025
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: 15/07/2025 12:27

CONSUMER AFFAIRS VICTORIA

18/16-20 Warleigh Grove, Brighton Vic 3186

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending June 2025: $1,310,500

Comparable Properties

5/16-20 Warleigh Gr BRIGHTON 3186 (REI)

🛏 2   🛁 2   🚗 2

Price: $861,500
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment

Agent Comments

6/22 Warleigh Gr BRIGHTON 3186 (VG)

🛏 2   🛁 -   🚗 -

Price: $855,000
Method: Sale
Date: 02/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

209/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $816,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment

Agent Comments

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