

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 \$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
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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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