

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

22/16-20 Warleigh Grove, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$725,000

&

\$775,000

Median sale price

Median price \$1,175,000

Property Type Unit

Suburb Brighton

Period - From 19/11/2024

to

18/11/2025

Source

Property Data

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	206/22 Warleigh Gr BRIGHTON 3186	\$740,000	07/08/2025
2	103/111 Gardenvale Rd GARDENVALE 3185	\$779,000	08/07/2025
3			

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:

19/11/2025 09:48



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000 - \$775,000
Median Unit Price
19/11/2024 - 18/11/2025: \$1,175,000

Comparable Properties



206/22 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$740,000
Method: Sale
Date: 07/08/2025
Property Type: Flat/Unit/Apartment (Res)



103/111 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$779,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit
Land Size: 121 sqm approx

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.