

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

308/79 Asling Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$1,215,000

Property Type

Unit

Suburb

Brighton

Period - From

18/08/2025

to

17/08/2026

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	33/16-20 Warleigh Gr BRIGHTON 3186	\$475,000	21/07/2026
2	107/26 Warleigh Gr BRIGHTON 3186	\$485,000	01/05/2026
3	205/317 New St BRIGHTON 3186	\$440,500	17/04/2026

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:

18/08/2026 08:42



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

18/08/2025 - 17/08/2026: \$1,215,000

Comparable Properties



33/16-20 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

 1
  1
  1

Price: \$475,000

Method: Private Sale

Date: 21/07/2026

Property Type: Apartment

Land Size: 60 sqm approx



107/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$485,000

Method: Private Sale

Date: 01/05/2026

Property Type: Apartment



205/317 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$440,500

Method: Private Sale

Date: 17/04/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372