

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

11/16-20 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$720,000

&

\$765,000

Median sale price

Median price \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2026

to 30/06/2026

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	11/83 Asling St BRIGHTON 3186	\$730,000	11/05/2026
2	9/83 Asling St BRIGHTON 3186	\$730,000	04/05/2026
3	2/103 Bay St BRIGHTON 3186	\$740,000	10/02/2026

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:

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Danielle Harvey

03 9194 1200

0433 509 786

danielleharvey@jellisrcraig.com.au

Indicative Selling Price

\$720,000 - \$765,000

Median Unit Price

June quarter 2026: \$1,140,000



2 2 2

Property Type: Apartment

Comparable Properties



11/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment



9/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 04/05/2026

Property Type: Apartment



2/103 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200