

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

11/26 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$937,500

Property Type Unit

Suburb Brighton

Period - From 27/05/2025

to

26/05/2026

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	312/116 Martin St BRIGHTON 3186	\$515,000	08/04/2026
2	107/26 Warleigh Gr BRIGHTON 3186	\$495,000	02/04/2026
3	237/211 Bay St BRIGHTON 3186	\$500,000	05/03/2026

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:

27/05/2026 10:50



Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

27/05/2025 - 26/05/2026: \$937,500

Comparable Properties



312/116 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment

107/26 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



237/211 Bay St BRIGHTON 3186 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 05/03/2026

Property Type: Flat/Unit/Apartment (Res)

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