

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

110/26 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between

\$740,000

&

\$760,000

Median sale price

Median price

\$1,400,000

Property Type

Unit

Suburb

Brighton

Period - From

01/01/2026

to

31/03/2026

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	302/317 New St BRIGHTON 3186	\$710,000	02/04/2026
2	22/16-20 Warleigh Gr BRIGHTON 3186	\$740,000	06/01/2026
3	14/7 Cowra St BRIGHTON 3186	\$739,000	11/12/2025

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:

21/04/2026 11:51



2
 2
 1

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$740,000 - \$760,000
Median Unit Price
 March quarter 2026: \$1,400,000

Comparable Properties



302/317 New St BRIGHTON 3186 (REI)

Agent Comments

2
 2
 1

Price: \$710,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

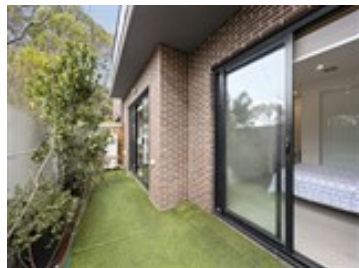


22/16-20 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2
 2
 2

Price: \$740,000
Method: Private Sale
Date: 06/01/2026
Property Type: Apartment



14/7 Cowra St BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$739,000
Method: Private Sale
Date: 11/12/2025
Property Type: Apartment

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