

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

216/26 Warleigh Grove, Brighton VIC 3186

Indicative selling price

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

Range between

\$435,000

&

\$465,000

Median sale price

Median price

\$1,245,000

Property Type

Unit

Suburb

Brighton

Period - From

15/10/2025

to

14/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
107/26 Warleigh Grove Brighton VIC 3186	\$495,000	02/04/2026
216/116 Martin Street Brighton VIC 3186	\$435,000	16/02/2026
17/18 Cochrane Street Brighton VIC 3186	\$420,000	09/12/2025

This Statement of Information was prepared on:

15/04/2026