

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

26/18 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$941,250

Property Type

Unit

Suburb

Brighton

Period - From

28/07/2025

to

27/07/2026

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	11/26 Warleigh Gr BRIGHTON 3186	\$498,000	26/06/2026
2	107/26 Warleigh Gr BRIGHTON 3186	\$495,000	02/04/2026
3			

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:

28/07/2026 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
28/07/2025 - 27/07/2026: \$941,250

Comparable Properties



11/26 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments



Price: \$498,000
Method: Private Sale
Date: 26/06/2026
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

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.