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	8/16 Warriston Street, Brighton Vic 3186

Indicative selling price

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

Single price $410,000

Median sale price

Median price $1,200,000 Property Type Unit Suburb Brighton

Period - From 24/05/2024 to 23/05/2025 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	1/468 Kooyong Rd CAULFIELD SOUTH 3162	$385,000	16/05/2025
2	213/116 Martin St BRIGHTON 3186	$445,000	12/04/2025
3	5/18 Cochrane St BRIGHTON 3186	$410,000	23/03/2025

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: 24/05/2025 16:01

8/16 Warriston Street, Brighton Vic 3186



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$410,000
Median Unit Price
24/05/2024 - 23/05/2025: $1,200,000

Comparable Properties



1/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment

Agent Comments



213/116 Martin St BRIGHTON 3186 (REI)

1 1 1

Price: $445,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment

Agent Comments



5/18 Cochrane St BRIGHTON 3186 (REI/VG)

1 1 1

Price: $410,000
Method: Private Sale
Date: 23/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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