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	55 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between $2,300,000 & $2,450,000

Median sale price

Median price $3,180,000 Property Type House Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	41 Brickwood St BRIGHTON 3186	$2,360,000	06/12/2025
2	23 Bright St BRIGHTON EAST 3187	$2,310,000	29/11/2025
3	1 Bruce St BRIGHTON EAST 3187	$2,308,000	15/11/2025

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: 03/02/2026 10:25

55 Warleigh Grove, Brighton Vic 3186

JellisCraig

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3 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,450,000
Median House Price
December quarter 2025: $3,180,000

Comparable Properties



41 Brickwood St BRIGHTON 3186 (REI)

3 2 2

Price: $2,360,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)

Agent Comments



23 Bright St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $2,310,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



1 Bruce St BRIGHTON EAST 3187 (REI)

4 2 6

Price: $2,308,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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