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	109/26 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between $785,000 & $850,000

Median sale price

Median price $1,300,000 Property Type Unit 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	324/380 Bay St BRIGHTON 3186	$880,000	22/12/2025
2	306/317 New St BRIGHTON 3186	$805,000	28/11/2025
3	4/390 New St BRIGHTON 3186	$900,000	15/11/2025

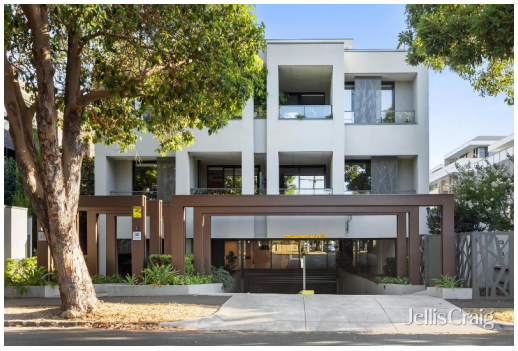
OR

~~**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: 09/02/2026 14:34

109/26 Warleigh Grove, Brighton Vic 3186

JellisCraig



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Property Type: Apartment

Indicative Selling Price
$785,000 - $850,000
Median Unit Price
December quarter 2025: $1,300,000

Comparable Properties



324/380 Bay St BRIGHTON 3186 (REI/VG)

2 2 2

Price: $880,000
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment

Agent Comments



306/317 New St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $805,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment

Agent Comments



4/390 New St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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