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	1/30 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $1,215,000 Property Type Unit Suburb Brighton

Period - From 16/06/2025 to 15/06/2026 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	2/132 Church St BRIGHTON 3186	$1,228,000	21/05/2026
2	202/23 Warriston St BRIGHTON 3186	$1,130,000	22/04/2026
3	3/30 Warleigh Gr BRIGHTON 3186	$1,100,000	16/02/2026

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: 16/06/2026 14:04

1/30 Warleigh Grove, Brighton Vic 3186

JellisCraig



2 2 2

Property Type: Apartment

Indicative Selling Price
$1,025,000
Median Unit Price
16/06/2025 - 15/06/2026: $1,215,000

Comparable Properties



2/132 Church St BRIGHTON 3186 (REI)

2 2 1

Price: $1,228,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment
Land Size: 221 sqm approx

Agent Comments



202/23 Warriston St BRIGHTON 3186 (REI)

2 2 1

Price: $1,130,000
Method: Private Sale
Date: 22/04/2026
Property Type: Apartment

Agent Comments



3/30 Warleigh Gr BRIGHTON 3186 (REI/VG)

2 2 2

Price: $1,100,000
Method: Private Sale
Date: 16/02/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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