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: 22/16-20 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between $725,000 & $775,000

Median sale price

Median price $1,175,000 Property Type Unit Suburb Brighton

Period - From 19/11/2024 to 18/11/2025 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	206/22 Warleigh Gr BRIGHTON 3186	$740,000	07/08/2025
2	103/111 Gardenvale Rd GARDENVALE 3185	$779,000	08/07/2025
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: 19/11/2025 09:48

22/16-20 Warleigh Grove, Brighton Vic 3186

RT Edgar



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$725,000 - $775,000
Median Unit Price
19/11/2024 - 18/11/2025: $1,175,000

Comparable Properties



206/22 Warleigh Gr BRIGHTON 3186 (VG)

2 - -

Price: $740,000
Method: Sale
Date: 07/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



103/111 Gardenvale Rd GARDENVALE 3185 (REI/VG)

2 2 1

Price: $779,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit
Land Size: 121 sqm approx

Agent Comments

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

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