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	12/16-20 WARLEIGH GROVE BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$3,350,000	Property type	House	Suburb	Brighton
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
220/211 BAY STREET BRIGHTON VIC 3186	$380,000	15-May-25
202/81 ASLING STREET BRIGHTON VIC 3186	$445,000	14-Jul-25
21/18 COCHRANE STREET BRIGHTON VIC 3186	$445,000	10-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 20 October 2025

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220/211 BAY STREET BRIGHTON VIC 3186

1 1 1

Sold Price **$380,000** Sold Date **15-May-25**

Distance **0.34km**



202/81 ASLING STREET BRIGHTON VIC 3186

1 1 1

Sold Price **$445,000** Sold Date **14-Jul-25**

Distance **0.79km**



21/18 COCHRANE STREET BRIGHTON VIC 3186

1 1 1

Sold Price Sold Date **10-Sep-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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