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	3/30 Warleigh Grove, Brighton VIC 3186

Indicative selling price

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

Range between $1,050,000 & $1,125,000

Median sale price

Median price $1,340,000 Property Type Unit Suburb Brighton

Period - From 27/07/2025 to 26/01/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
101/49 Montclair Av, Brighton Vic	$1,100,000	03/12/2025
1/383 New St, BRIGHTON Vic	$1,175,000	01/10/2025
201/49 Montclair Av, Brighton Vic	$1,110,000	11/09/2025

This Statement of Information was prepared on: 27/01/2026