

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

206/30 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/383 NEW STREET BRIGHTON VIC 3186	\$1,175,000	01-Oct-25
3/11 GROSVENOR STREET BRIGHTON VIC 3186	\$1,200,000	22-Jan-26
102/7 COWRA STREET BRIGHTON VIC 3186	\$1,300,000	22-Nov-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: 23 February 2026



1/383 NEW STREET BRIGHTON VIC 3186 Sold Price **\$1,175,000** Sold Date **01-Oct-25**

 2  2  2

Distance **1.03km**



3/11 GROSVENOR STREET BRIGHTON VIC 3186 Sold Price ^{RS} **\$1,200,000** Sold Date **22-Jan-26**

 3  1  1

Distance **1.45km**



102/7 COWRA STREET BRIGHTON VIC 3186 Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **22-Nov-25**

 3  2  2

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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