

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

409/81 ASLING STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2025

to

30 Jun 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

36/18 COCHRANE STREET BRIGHTON VIC 3186	\$462,000	05-Mar-26
216/26 WARLEIGH GROVE BRIGHTON VIC 3186	\$454,000	29-Apr-26
107/26 WARLEIGH GROVE BRIGHTON VIC 3186	\$485,000	01-May-26

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: 21 July 2026



**36/18 COCHRANE STREET
BRIGHTON VIC 3186**

2 1 1

Sold Price **\$462,000** Sold Date **05-Mar-26**

Distance **0.79km**



**216/26 WARLEIGH GROVE
BRIGHTON VIC 3186**

1 1 1

Sold Price **\$454,000** Sold Date **29-Apr-26**

Distance **0.82km**



**107/26 WARLEIGH GROVE
BRIGHTON VIC 3186**

1 1 1

Sold Price **\$485,000** Sold Date **01-May-26**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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