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	40 Lincoln Road, Warburton Vic 3799

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $690,000 Property Type House Suburb Warburton

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	29 Christine St MILLGROVE 3799	$690,000	26/06/2025
2	34 Wonga Rd MILLGROVE 3799	$710,000	14/05/2025
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: 25/08/2025 09:24

40 Lincoln Road, Warburton Vic 3799

Leah Bannerman
9735 3300
0448 924 266
lbannerman@barryplant.com.au



3 1 2

Rooms: 4
Property Type: House (Previously Occupied - Detached)
Land Size: 1320 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median House Price
June quarter 2025: $690,000

Comparable Properties



29 Christine St MILLGROVE 3799 (REI)

3 1 2

Price: $690,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 812 sqm approx

Agent Comments



34 Wonga Rd MILLGROVE 3799 (REI/VG)

3 1 4

Price: $710,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 832 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.

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