

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

34 Old Warburton Road, Warburton Vic 3799

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$660,000 Property Type House Suburb Warburton

Period - From 09/10/2024 to 08/10/2025 Source Property Data

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	22 Donna Buang Rd WARBURTON 3799	\$770,000	06/08/2025
2	12 Pheasant Pde WARBURTON 3799	\$746,216	27/06/2025
3	14 Station Rd WARBURTON 3799	\$745,000	12/05/2025

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:

09/10/2025 14:29

34 Old Warburton Road, Warburton Vic 3799



Leah Bannerman
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Indicative Selling Price

\$740,000 - \$780,000

Median House Price

09/10/2024 - 08/10/2025: \$660,000



4 2 2

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Comparable Properties



22 Donna Buang Rd WARBURTON 3799 (REI)

Agent Comments

4 2 2

Price: \$770,000

Method: Private Sale

Date: 06/08/2025

Property Type: House

Land Size: 1425 sqm approx



12 Pheasant Pde WARBURTON 3799 (REI/VG)

Agent Comments

3 1 2

Price: \$746,216

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 1174 sqm approx



14 Station Rd WARBURTON 3799 (REI/VG)

Agent Comments

2 1 2

Price: \$745,000

Method: Private Sale

Date: 12/05/2025

Property Type: House

Land Size: 1690 sqm approx

Account - Barry Plant | P: 03 9735 3300



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