

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 37 Brisbane Hill Road, Warburton Vic 3799
Including suburb and postcode

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$310,000 Property Type Vacant land Suburb Warburton
Period - From 22/12/2024 to 21/12/2025 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	23 Kent St WARBURTON 3799	\$145,000	22/09/2025
2	4 Horners Rd WARBURTON 3799	\$504,000	05/09/2025
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:

22/12/2025 23:04

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Indicative Selling Price

\$330,000 - \$360,000

Median Land Price

22/12/2024 - 21/12/2025: \$310,000



Property Type:

Agent Comments

Comparable Properties



23 Kent St WARBURTON 3799 (REI/VG)



Price: \$145,000

Method: Private Sale

Date: 22/09/2025

Property Type: Land

Land Size: 975 sqm approx

Agent Comments



4 Horners Rd WARBURTON 3799 (VG)



Price: \$504,000

Method: Sale

Date: 05/09/2025

Property Type: Hobby Farm < 20 ha

Land Size: 4152 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.

Account - Barry Plant | P: 03 9735 3300