

# 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

37 Brisbane Hill Road, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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)**

Agent Comments



**Price:** \$145,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** Land

**Land Size:** 975 sqm approx



**4 Horners Rd WARBURTON 3799 (VG)**

Agent Comments



**Price:** \$504,000

**Method:** Sale

**Date:** 05/09/2025

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4152 sqm approx

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



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