

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

2 Hilditch Avenue, East Warburton Vic 3799

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$687,500

Property Type

House

Suburb

East Warburton

Period - From

24/03/2025

to

23/03/2026

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	29 Graham Rd EAST WARBURTON 3799	\$765,000	01/12/2025
2			
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:

24/03/2026 12:17



Leah Bannerman
9735 3300
0448 924 266

lbannerman@barryplant.com.au

Indicative Selling Price
\$750,000

Median House Price
24/03/2025 - 23/03/2026: \$687,500



4 2 6

Property Type: House
Land Size: 4235 sqm approx
Agent Comments

Comparable Properties



29 Graham Rd EAST WARBURTON 3799 (REI/VG)

Agent Comments

4 2 2

Price: \$765,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 3170 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.