

# 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

16 Brisbane Parade, 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 \$1,200,000 & \$1,250,000

### Median sale price

Median price \$691,550 Property Type House Suburb Warburton

Period - From 19/04/2025 to 18/04/2026 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	2 Wellington Rd WARBURTON 3799	\$1,210,000	17/03/2026
2	16 Leila Rd WARBURTON 3799	\$1,165,000	04/11/2025
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.~~

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**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

19/04/2025 - 18/04/2026: \$691,550



4 3 2

**Property Type:** House

**Land Size:** 2078 sqm approx

Agent Comments

## Comparable Properties



**2 Wellington Rd WARBURTON 3799 (REI)**

Agent Comments

5 4 -

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 17/03/2026

**Property Type:** House (Res)

**Land Size:** 1893 sqm approx



**16 Leila Rd WARBURTON 3799 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 04/11/2025

**Property Type:** House

**Land Size:** 2148 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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