

# 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

9 Cecil Street, 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 \$740,000 & \$810,000

### Median sale price

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

Period - From 27/04/2025 to 26/04/2026 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	17 Surrey Rd WARBURTON 3799	\$865,000	16/03/2026
2	20 Waterloo Av WARBURTON 3799	\$760,000	12/12/2025
3	7 Richards Rd WARBURTON 3799	\$757,500	21/11/2025

**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:

27/04/2026 10:09

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**Indicative Selling Price**

\$740,000 - \$810,000

**Median House Price**

27/04/2025 - 26/04/2026: \$691,550



**Property Type:** Land  
**Land Size:** 1009 sqm approx  
**Agent Comments**

## Comparable Properties



**17 Surrey Rd WARBURTON 3799 (REI)**

**Agent Comments**



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Property Type:** House (Res)  
**Land Size:** 1518 sqm approx



**20 Waterloo Av WARBURTON 3799 (REI/VG)**

**Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House  
**Land Size:** 1567 sqm approx



**7 Richards Rd WARBURTON 3799 (REI)**

**Agent Comments**



**Price:** \$757,500  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House  
**Land Size:** 1011 sqm approx

**Account - Barry Plant | P: 03 9735 3300**