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

Range between $750,000 & $795,000

Median sale price

Median price $693,275 Property Type House Suburb Warburton

Period - From 11/05/2025 to 10/05/2026 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	34 Old Warburton Rd WARBURTON 3799	$750,000	09/12/2025

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: 11/05/2026 12:39

9 Cecil Street, Warburton Vic 3799

Leah Bannerman
9735 3300
0448 924 266
lbannerman@barryplant.com.au



2 2 0

Property Type: House
Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
11/05/2025 - 10/05/2026: $693,275

Comparable Properties



17 Surrey Rd WARBURTON 3799 (REI)

3 1 2

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

Agent Comments



20 Waterloo Av WARBURTON 3799 (REI/VG)

3 1 2

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

Agent Comments



34 Old Warburton Rd WARBURTON 3799 (REI/VG)

4 2 2

Price: $750,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 709 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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