

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

249 Warburton Highway, Wandin North Vic 3139

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$921,250

Property Type

House

Suburb

Wandin North

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	24 Connors Flat Rd WANDIN NORTH 3139	\$795,000	15/08/2026
2	4 View St WANDIN NORTH 3139	\$810,000	29/05/2026
3	316 Warburton Hwy WANDIN NORTH 3139	\$810,000	02/03/2026

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:

27/08/2026 10:23



Property Type: House (Res)

Land Size: 918 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median House Price

Year ending June 2026: \$921,250

Comparable Properties



24 Connors Flat Rd WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 15/08/2026

Property Type: House

Land Size: 859 sqm approx



4 View St WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 625 sqm approx



316 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 1224 sqm approx

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