

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 Devon Street, Warburton Vic 3799

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$667,500 Property Type House Suburb Warburton

Period - From 01/01/2024 to 31/12/2024 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	15 Hill Rd WARBURTON 3799	\$770,000	22/11/2024
2	3 Glenbrook Rd WARBURTON 3799	\$770,000	03/09/2024
3	15 Sussex St WARBURTON 3799	\$770,000	02/09/2024

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:

11/02/2025 09:40



 3  1  0

Property Type: House
Land Size: 969 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending December 2024: \$667,500

Comparable Properties



15 Hill Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  1

Price: \$770,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 894 sqm approx



3 Glenbrook Rd WARBURTON 3799 (REI/VG)

Agent Comments

 2  1  2

Price: \$770,000
Method: Auction Sale
Date: 03/09/2024
Property Type: House (Res)
Land Size: 4088.51 sqm approx



15 Sussex St WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  3

Price: \$770,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 2038 sqm approx