

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

11 Essex Street, Warburton Vic 3799

Indicative selling price

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

Range between \$600,000

&

\$649,000

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	5 Valerie St MILLGROVE 3799	\$610,000	09/01/2025
2	37 Carroll Av MILLGROVE 3799	\$605,000	07/12/2024
3	22 Wellington Rd WARBURTON 3799	\$600,000	21/10/2024

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:

13/03/2025 10:05



 3  1  4

Property Type: House
Land Size: 1144 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$649,000
Median House Price
Year ending December 2024: \$667,500

Comparable Properties



5 Valerie St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$610,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 730 sqm approx



37 Carroll Av MILLGROVE 3799 (REI/VG)

Agent Comments

 4  1  1

Price: \$605,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 665 sqm approx



22 Wellington Rd WARBURTON 3799 (REI/VG)

Agent Comments

 2  2  2

Price: \$600,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 1122 sqm approx