

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 263 Warburton Highway, Wandin North Vic 3139

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$960,000 Property Type House Suburb Wandin North

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	16 Beenak Rd WANDIN NORTH 3139	\$800,000	16/01/2025
2	259 Warburton Hwy WANDIN NORTH 3139	\$835,000	31/08/2024
3	2 Farrar Way WANDIN NORTH 3139	\$785,000	29/08/2024

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: 06/02/2025 11:50



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending December 2024: \$960,000

Comparable Properties



16 Beenak Rd WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 1026 sqm approx



259 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 31/08/2024
Property Type: House
Land Size: 1011 sqm approx



2 Farrar Way WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 29/08/2024
Property Type: House
Land Size: 863 sqm approx

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