

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

100 WARES ROAD WESBURN VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Wesburn

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

2859 Warburton Highway Wesburn VIC 3799	\$500,000	29-Sep-24
60 Railway Road Yarra Junction VIC 3797	\$936,500	04-Nov-23
11 Edward Street Wesburn VIC 3799	\$455,000	14-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 01 June 2025



**2859 Warburton Highway
Wesburn VIC 3799**

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Sold Price

\$500,000

Sold Date

29-Sep-24

Distance

0.54km



**60 Railway Road Yarra
Junction VIC 3797**

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  2
  -

Sold Price

\$936,500

Sold Date

04-Nov-23

Distance

1.02km



**11 Edward Street Wesburn VIC
3799**

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Sold Price

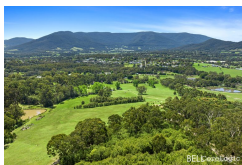
\$455,000

Sold Date

14-Jul-23

Distance

0.82km



**95 Milners Road Yarra
Junction VIC 3797**

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Sold Price

\$1,150,000

Sold Date

06-Jun-24

Distance

4.4km

RS = Recent sale

UN = Undisclosed Sale

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