

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

15 Rainbow Trout Avenue, East Warburton Vic 3799

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$700,000 Property Type House Suburb East Warburton

Period - From 01/10/2024 to 30/09/2025 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	12 Wombat Cr EAST WARBURTON 3799	\$530,000	17/06/2025
2	20 Whitegum Dr EAST WARBURTON 3799	\$575,000	11/06/2025
3			

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:

22/10/2025 11:46

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Indicative Selling Price
\$520,000 - \$570,000
Median House Price
Year ending September 2025: \$700,000



Property Type:
Agent Comments

Comparable Properties



12 Wombat Cr EAST WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 2622 sqm approx



20 Whitegum Dr EAST WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 3207 sqm approx

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.