

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

16 Woods Point Road, Warburton Vic 3799

Indicative selling price

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

Range between \$690,000 & \$755,000

Median sale price

Median price \$660,000 Property Type House Suburb Warburton

Period - From 10/04/2024 to 09/04/2025 Source Property Data

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	13 Gibsons Pde WARBURTON 3799	\$730,000	18/01/2025
2	38 Old Warburton Rd WARBURTON 3799	\$740,000	22/11/2024
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: 10/04/2025 16:36



Leah Bannerman
9735 3300
0448 924 266

lbannerman@barryplant.com.au

Indicative Selling Price

\$690,000 - \$755,000

Median House Price

10/04/2024 - 09/04/2025: \$660,000



3 1 2

Rooms: 7
Property Type: House
Land Size: 1500 sqm approx
Agent Comments

Comparable Properties



13 Gibsons Pde WARBURTON 3799 (REI/VG)

Agent Comments

4 2 2

Price: \$730,000
Method: Private Sale
Date: 18/01/2025
Property Type: House
Land Size: 720 sqm approx



38 Old Warburton Rd WARBURTON 3799 (REI/VG)

Agent Comments

3 2 4

Price: \$740,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 839 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.