

## 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

18 THE CRESCENT WESBURN VIC 3799

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Wesburn

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

2 THE CRESCENT WESBURN VIC 3799	\$585,000	27-Oct-25
9 THE CRESCENT WESBURN VIC 3799	\$650,000	08-Oct-25
2881 WARBURTON HIGHWAY WESBURN VIC 3799	\$630,000	27-Feb-25

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: 13 March 2026

**2 THE CRESCENT WESBURN VIC 3799**

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Sold Price

**\$585,000**

Sold Date

**27-Oct-25**

Distance

**0.17km****9 THE CRESCENT WESBURN VIC 3799**

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Sold Price

**\$650,000**

Sold Date

**08-Oct-25**

Distance

**0.26km****2881 WARBURTON HIGHWAY WESBURN VIC 3799**

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Sold Price

**\$630,000**

Sold Date

**27-Feb-25**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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