

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 WARATAH AVENUE SELBY VIC 3159

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

\$985,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,500

Property type

Farm

Suburb

Selby

Period-from

01 Jul 2024

to

30 Jun 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

12 WARATAH AVENUE SELBY VIC 3159	\$1,082,200	16-Apr-25
6 MASKELL STREET SELBY VIC 3159	\$1,040,000	09-May-25
1 SUNNYHILL ROAD BELGRAVE VIC 3160	\$995,000	27-Mar-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: 08 July 2025



12 WARATAH AVENUE SELBY VIC 3159

Sold Price

\$1,082,200

Sold Date

16-Apr-25

4

2

3

Distance

0.32km



6 MASKELL STREET SELBY VIC 3159

Sold Price

^{RS} **\$1,040,000**

Sold Date

09-May-25

3

2

7

Distance

1.16km



1 SUNNYHILL ROAD BELGRAVE VIC 3160

Sold Price

\$995,000

Sold Date

27-Mar-25

4

2

-

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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