

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

2 Cecil Street, Warburton Vic 3799

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$725,000

Property Type House

Suburb Warburton

Period - From 01/04/2026

to

30/06/2026

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	15 Martyr Rd WARBURTON 3799	\$735,500	22/04/2026
2	2 Sylvan Av WARBURTON 3799	\$730,000	07/04/2026
3	3450 Warburton Hwy WARBURTON 3799	\$720,000	01/04/2026

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:

14/07/2026 13:32



 3  2  2

Property Type: House
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
June quarter 2026: \$725,000

Comparable Properties



15 Martyr Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  2

Price: \$735,500
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 1119 sqm approx



2 Sylvan Av WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 836 sqm approx



3450 Warburton Hwy WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$720,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 600 sqm approx