

## 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

23 WOMBAT CRESCENT EAST WARBURTON VIC 3799

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Other

Suburb

East Warburton

Period-from

01 May 2024

to

30 Apr 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

11 GRANDEUR DRIVE EAST WARBURTON VIC 3799	\$590,000	15-Nov-24

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.

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11 GRANDEUR DRIVE EAST  
WARBURTON VIC 3799

- -

Sold Price **\$590,000** Sold Date **15-Nov-24**

Distance **2.3km**

RS = Recent sale      UN = Undisclosed Sale

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