

# 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

263 Warburton Highway, Wandin North Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$740,000

### Median sale price

Median price \$957,500 Property Type House Suburb Wandin North

Period - From 01/04/2024 to 31/03/2025 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	5 Stewart Av WANDIN NORTH 3139	\$712,000	10/04/2025
2	56 Leggett Dr MOUNT EVELYN 3796	\$755,000	14/03/2025
3	253 Warburton Hwy WANDIN NORTH 3139	\$735,000	01/03/2025

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:

28/04/2025 14:58



Property Type:  
Agent Comments

Indicative Selling Price  
\$690,000 - \$740,000  
Median House Price  
Year ending March 2025: \$957,500

## Comparable Properties



5 Stewart Av WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$712,000  
Method: Private Sale  
Date: 10/04/2025  
Property Type: House  
Land Size: 971 sqm approx



56 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$755,000  
Method: Private Sale  
Date: 14/03/2025  
Property Type: House  
Land Size: 867 sqm approx



253 Warburton Hwy WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$735,000  
Method: Private Sale  
Date: 01/03/2025  
Property Type: House (Res)  
Land Size: 1293 sqm approx

Account - Barry Plant | P: 03 9735 3300



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