

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

28 Riverside Drive, Warburton Vic 3799

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$660,000

Property Type House

Suburb Warburton

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	3 Sherwood Av WARBURTON 3799	\$586,000	07/04/2025
2	45 Woods Point Rd WARBURTON 3799	\$570,000	28/03/2025
3	20 Ferntree Av WARBURTON 3799	\$626,500	17/02/2025

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:

14/05/2025 08:26

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Indicative Selling Price
\$560,000 - \$610,000
Median House Price
Year ending March 2025: \$660,000



Property Type: House (Previously Occupied - Detached)
Land Size: 1005 sqm approx
Agent Comments

Comparable Properties



3 Sherwood Av WARBURTON 3799 (REI)

Agent Comments



Price: \$586,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 1696 sqm approx



45 Woods Point Rd WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 797 sqm approx



20 Ferntree Av WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$626,500
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 1855 sqm approx