

# 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

34 Old Warburton Road, Warburton Vic 3799

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$690,000

Property Type

House

Suburb

Warburton

Period - From

01/04/2025

to

30/06/2025

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 | 22 Donna Buang Rd WARBURTON 3799 | \$770,000 | 06/08/2025   |
| 2 | 14 Station Rd WARBURTON 3799     | \$745,000 | 12/05/2025   |
| 3 | 25 Leila Rd WARBURTON 3799       | \$760,000 | 07/05/2025   |

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:

09/09/2025 14:15

34 Old Warburton Road, Warburton Vic 3799



Leah Bannerman  
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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

June quarter 2025: \$690,000



3   2   1

**Rooms:** 6

**Property Type:** House

**Land Size:** 703 sqm approx

Agent Comments

## Comparable Properties



**22 Donna Buang Rd WARBURTON 3799 (REI)**

Agent Comments

4   2   2

**Price:** \$770,000

**Method:** Private Sale

**Date:** 06/08/2025

**Property Type:** House

**Land Size:** 1425 sqm approx



**14 Station Rd WARBURTON 3799 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 12/05/2025

**Property Type:** House

**Land Size:** 1690 sqm approx



**25 Leila Rd WARBURTON 3799 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** House

**Land Size:** 3040 sqm approx

Account - Barry Plant | P: 03 9735 3300



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