

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

4 Lincoln Road, Warburton Vic 3799

Indicative selling price

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

Range between \$650,000 & \$695,000

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	58 Surrey Rd Warburton 3799	\$657,500	04/05/2026
2	4 Hodge Ct Millgrove 3799	\$678,000	20/03/2026
3	20 Christine St Millgrove 3799	\$650,000	27/02/2026

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:

12/08/2026 16:43



 3  2  2

Property Type: House
Land Size: 1102 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median House Price
June quarter 2026: \$725,000

Comparable Properties



58 Surrey Rd WARBURTON 3799 (REI/VG)

Agent Comments

 4  1  1

Price: \$657,500
Method: Private Sale
Date: 04/05/2026
Property Type: House
Land Size: 976 sqm approx



4 Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments

 3  2  5

Price: \$678,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 665 sqm approx



20 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments

 4  2  1

Price: \$650,000
Method: Private Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 673 sqm approx