

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

9 Oak Avenue, Warburton Vic 3799

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$660,000

Property Type House

Suburb Warburton

Period - From 01/07/2024

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	11 Essex St WARBURTON 3799	\$620,000	15/07/2025
2	16a Hodge Ct MILLGROVE 3799	\$620,000	21/05/2025
3	6 Pierre Ct MILLGROVE 3799	\$612,000	26/04/2025

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:

02/10/2025 10:33



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending June 2025: \$660,000

Comparable Properties



11 Essex St WARBURTON 3799 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 1144 sqm approx



16a Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 677 sqm approx



6 Pierre Ct MILLGROVE 3799 (REI)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 1030 sqm approx

Account - Property Partners in Real Estate | P: 0429888367