

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

3372 Warburton Highway, Warburton Vic 3799

Indicative selling price

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

Range between \$750,000 & \$795,000

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	36 Surrey Rd WARBURTON 3799	\$800,000	22/07/2026
2	13 Dammans Rd WARBURTON 3799	\$790,000	08/07/2026
3	1 Boronia Rd WARBURTON 3799	\$750,000	17/05/2026

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:

23/09/2026 14:57

David Carroll

03 59671 277

0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$750,000 - \$795,000

Median House Price

June quarter 2026: \$725,000



Property Type: Retail (Com)

Land Size: 716 sqm approx

Agent Comments

Comparable Properties



36 Surrey Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 22/07/2026

Property Type: House

Land Size: 809 sqm approx



13 Dammans Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 08/07/2026

Property Type: House (Res)

Land Size: 894 sqm approx

1 Boronia Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 17/05/2026

Property Type: House (Res)

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807