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 Wellington Road, Warburton Vic 3799

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $690,775 Property Type House Suburb Warburton

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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 Essex St WARBURTON 3799	$607,000	04/09/2025
2			
3			

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: 23/02/2026 15:41

4 Wellington Road, Warburton Vic 3799

Lindsay Ryan
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2 1

Property Type: House
Land Size: 1424 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median House Price
23/02/2025 - 22/02/2026: $690,775

Comparable Properties



3 Essex St WARBURTON 3799 (REI/VG)

2 1 1

Price: $607,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 1387 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9726 8888

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