

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9301 Western Highway, Warrenheip Vic 3352

Indicative selling price

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

Range between

\$1,190,000

&

\$1,250,000

Median sale price*

Median price

Property Type

Suburb

Warrenheip

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	41 Hansons Rd DUNNSTOWN 3352	\$1,460,000	09/12/2025
2	2630 Old Melbourne Rd DUNNSTOWN 3352	\$1,330,000	29/10/2025
3	44 Ti Tree Rd DUNNSTOWN 3352	\$1,065,000	01/09/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/01/2026 15:20

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4
 1
 10

Property Type: House

Agent Comments

Indicative Selling Price
 \$1,190,000 - \$1,250,000
No median price available

Comparable Properties



41 Hansons Rd DUNNSTOWN 3352 (REI)

Agent Comments

4
 2
 2

Price: \$1,460,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 78600 sqm approx



2630 Old Melbourne Rd DUNNSTOWN 3352 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,330,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 161874.40 sqm approx



44 Ti Tree Rd DUNNSTOWN 3352 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,065,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 59205.56 sqm approx

Account - Fletchers | P: 03 5333 4797