

## 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

3 WARES ROAD WESBURN VIC 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Wesburn

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

2748 WARBURTON HIGHWAY WESBURN VIC 3799	\$760,000	17-Dec-24
727 OLD WARBURTON ROAD WESBURN VIC 3799	\$780,000	27-Feb-25

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 6 months.

This Statement of Information was prepared on: 15 May 2026

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**2748 WARBURTON HIGHWAY  
WESBURN VIC 3799**

3 2 1

Sold Price **\$760,000** Sold Date **17-Dec-24**

Distance **0.08km**



**727 OLD WARBURTON ROAD  
WESBURN VIC 3799**

3 1 2

Sold Price **\$780,000** Sold Date **27-Feb-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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