

# 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

17 York Street, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000

### 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 | 25 Patrick St MILLGROVE 3799   | \$590,000 | 25/06/2025   |
| 2 | 20 Carroll Av MILLGROVE 3799   | \$580,000 | 16/05/2025   |
| 3 | 23 Tulloch St MILLGROVE 3799   | \$575,000 | 03/03/2025   |

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:

28/07/2025 12:56



 3  1  1

**Property Type:** House

**Land Size:** 883 sqm approx

**Agent Comments**

## Comparable Properties



**25 Patrick St MILLGROVE 3799 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 25/06/2025

**Property Type:** House



**20 Carroll Av MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$580,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** House

**Land Size:** 660 sqm approx



**23 Tulloch St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** House

**Land Size:** 932 sqm approx