Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered f	or sale
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	17 York Street, Warburton Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Range between \$560,000 &	\$590,000
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Median sale price

Median price	\$660,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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Indicative Selling Price \$560,000 - \$590,000 **Median House Price** Year ending June 2025: \$660,000



Property Type: House Land Size: 883 sqm approx

Agent Comments

Comparable Properties



25 Patrick St MILLGROVE 3799 (REI)

Price: \$590,000 Method: Private Sale Date: 25/06/2025 Property Type: House







Price: \$580,000 Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 660 sqm approx Agent Comments

Agent Comments



23 Tulloch St MILLGROVE 3799 (REI/VG)





Price: \$575,000 Method: Private Sale Date: 03/03/2025 Property Type: House Land Size: 932 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9726 8888





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