## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

### Indicative selling price

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

Range between \$575,000	&	\$625,000
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### Median sale price

Median price	\$660,000	Pro	perty Type	House		Suburb	Warburton
Period - From	01/04/2024	to	31/03/2025		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	6 Mckenzie King Dr MILLGROVE 3799	\$600,000	30/05/2025
2	20 Carroll Av MILLGROVE 3799	\$580,000	16/05/2025
3	12 Dammans Rd WARBURTON 3799	\$600,000	19/03/2025

#### 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:	07/07/2025 13:01





Lindsay Ryan 9735 0000 0439 696 809 lindsayryan@jelliscraig.com.au

Indicative Selling Price \$575,000 - \$625,000 Median House Price Year ending March 2025: \$660,000



1 A 2

Rooms: 4

Property Type: House (Previously

Occupied - Detached) **Land Size:** 862 sqm approx

**Agent Comments** 

# Comparable Properties



6 Mckenzie King Dr MILLGROVE 3799 (REI/VG)

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3

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<del>6</del>

Price: \$600,000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 680 sqm approx **Agent Comments** 



20 Carroll Av MILLGROVE 3799 (REI/VG)

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Agent Comments

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



12 Dammans Rd WARBURTON 3799 (REI/VG)

2

Price: \$600,000 Method: Private Sale Date: 19/03/2025 Property Type: House Land Size: 894 sqm approx

**—** 

**3** ₁

Agent Comments

Account - Jellis Craig | P: 03 9735 0000





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