

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$660,000

Property 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	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 comparable properties 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



3 1 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)

Agent Comments

3 1 -

Price: \$600,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Land Size: 680 sqm approx



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



12 Dammans Rd WARBURTON 3799 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 19/03/2025

Property Type: House

Land Size: 894 sqm approx