

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

2 Sylvan Avenue, Warburton Vic 3799

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$690,000 Property Type House Suburb Warburton

Period - From 01/01/2025 to 31/12/2025 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	9 Pheasant Pde WARBURTON 3799	\$750,000	24/12/2025
2	20 Waterloo Av WARBURTON 3799	\$760,000	12/12/2025
3	7 Richards Rd WARBURTON 3799	\$757,500	21/11/2025

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:

26/02/2026 09:23



Rooms: 4
Property Type: House
Land Size: 834 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
Year ending December 2025: \$690,000

Comparable Properties



9 Pheasant Pde WARBURTON 3799 (REI/VG)

[Agent Comments](#)



Price: \$750,000
Method: Private Sale
Date: 24/12/2025
Property Type: House (Res)
Land Size: 1520 sqm approx



20 Waterloo Av WARBURTON 3799 (REI/VG)

[Agent Comments](#)



Price: \$760,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 1567 sqm approx



7 Richards Rd WARBURTON 3799 (REI)

[Agent Comments](#)



Price: \$757,500
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 1011 sqm approx