

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

3 WARES ROAD WESBURN VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Wesburn

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2748 WARBURTON HIGHWAY WESBURN VIC 3799	\$760,000	17-Dec-24
10 WARES ROAD WESBURN VIC 3799	\$950,000	01-Feb-25
2807 WARBURTON HIGHWAY WESBURN VIC 3799	\$802,500	30-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 30 March 2026

Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au



**2748 WARBURTON HIGHWAY
WESBURN VIC 3799**

3 2 3

Sold Price **\$760,000** Sold Date **17-Dec-24**

Distance **0.08km**



**10 WARES ROAD WESBURN VIC
3799**

2 2 -

Sold Price **\$950,000** Sold Date **01-Feb-25**

Distance **0.09km**



**2807 WARBURTON HIGHWAY
WESBURN VIC 3799**

3 1 2

Sold Price **\$802,500** Sold Date **30-Oct-24**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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