

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

10 Speers Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,920,000 & \$3,200,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Warrandyte

Period - From 01/10/2024 to 31/12/2024 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	4 Shelagh Ct WARRANDYTE 3113	\$3,080,000	04/12/2024
2	37 Oakland Dr WARRANDYTE 3113	\$2,975,000	10/10/2024
3	6 Rivulet PI WARRANDYTE 3113	\$3,040,000	02/09/2024

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:

24/02/2025 14:28



 5  3  3

Property Type: House Land

Size: 4165 sqm approx

Agent Comments

Indicative Selling Price

\$2,920,000 - \$3,200,000

Median House Price

December quarter 2024: \$1,330,000

Comparable Properties



4 Shelagh Ct WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  5

Price: \$3,080,000

Method: Private Sale

Date: 04/12/2024

Property Type: House Land

Size: 4327 sqm approx



37 Oakland Dr WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,975,000

Method: Private Sale

Date: 10/10/2024

Property Type: House Land

Size: 4045 sqm approx



6 Rivulet PI WARRANDYTE 3113 (REI)

Agent Comments

 4  3  3

Price: \$3,040,000

Method: Private Sale

Date: 02/09/2024

Property Type: House (Res)

Land Size: 5430 sqm approx

Account - Barry Plant | P: 03 9842 8888