

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

92-100 HARRIS GULLY ROAD WARRANDYTE VIC 3113

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

\$5,900,000

&

\$6,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Warrandyte

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

Address of comparable property	Price	Date of sale
1 HILLCREST ROAD WARRANDYTE SOUTH VIC 3134	\$7,200,000	27-Jan-22

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: 21 February 2025



**1 HILLCREST ROAD WARRANDYTE
SOUTH VIC 3134**

Sold Price

\$7,200,000

Sold Date

27-Jan-22



6



5



9

Distance

4.07km

RS = Recent sale

UN = Undisclosed Sale

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