

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

9 Pound Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Warrandyte

Period - From 01/01/2024 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.

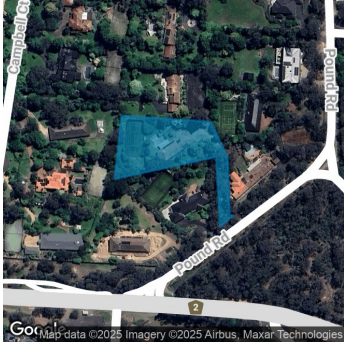
	Address of comparable property	Price	Date of sale
1	8 Clematis Ct WARRANDYTE 3113	\$2,050,000	05/03/2025
2	1 Aylesbury Way WARRANDYTE 3113	\$2,375,000	07/11/2024
3	4 Speers Ct WARRANDYTE 3113	\$2,020,000	16/10/2024

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:

06/03/2025 19:24



Property Type: House (Previously Occupied - Detached)
Land Size: 4533 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending December 2024: \$1,445,000

Comparable Properties



8 Clematis Ct WARRANDYTE 3113 (REI)

[Agent Comments](#)



Price: \$2,050,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: House
Land Size: 4008 sqm approx



1 Aylesbury Way WARRANDYTE 3113 (VG)

[Agent Comments](#)



Price: \$2,375,000
Method: Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 3596 sqm approx



4 Speers Ct WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)



Price: \$2,020,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 4860 sqm approx