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 betweer	\$2,490,000		&		\$2,690,000				
Median sale price									
Median price	\$1,512,500	Pro	Property Type		House		Suburb	Warrandyte	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Roselillian Ct WARRANDYTE 3113	\$1,575,000	22/07/2025
2	14 Batskos Dr WARRANDYTE 3113	\$2,750,000	05/05/2025
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:

23/07/2025 15:09









Property Type: House Land Size: 4165 sqm approx Agent Comments Indicative Selling Price \$2,490,000 - \$2,690,000 Median House Price June quarter 2025: \$1,512,500

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.

Comparable Properties

5 Roselillian Ct WARRANDYTE 3113 (REI) 5 2 5 2 Price: \$1,575,000 Method: Private Sale Date: 22/07/2025 Property Type: House Land Size: 3001 sqm approx	Agent Comments
14 Batskos Dr WARRANDYTE 3113 (REI) 1 7 5 6 Price: \$2,750,000 Method: Private Sale Date: 05/05/2025 Property Type: House (Res) Land Size: 3638 sqm approx	Agent Comments
6 Rivulet PI WARRANDYTE 3113 (REI) 4 3 6 7 3 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7	Agent Comments

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