

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 \$2,490,000

&

\$2,690,000

Median sale price

Median price \$1,512,500

Property Type House

Suburb Warrandyte

Period - From 01/04/2025

to

30/06/2025

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	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



5 3 3

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 Rosellian Ct WARRANDYTE 3113 (REI)

Agent Comments

5 2 2

Price: \$1,575,000
Method: Private Sale
Date: 22/07/2025
Property Type: House
Land Size: 3001 sqm approx



14 Batskos Dr WARRANDYTE 3113 (REI)

Agent Comments

7 5 6

Price: \$2,750,000
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 3638 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

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