

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

14 Batskos Drive, Warrandyte Vic 3113

Indicative selling price

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

Single price

\$2,750,000

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	10 Meaka Ct WARRANDYTE 3113	\$2,400,000	29/03/2025
2	251-255 Tindals Rd WARRANDYTE 3113	\$2,538,888	19/11/2024
3	37 Oakland Dr WARRANDYTE 3113	\$2,975,000	10/10/2024

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:

02/04/2025 13:52



 7  5  6

Property Type: House
Land Size: 3638 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000
Median House Price
December quarter 2024: \$1,330,000

Comparable Properties



10 Meaka Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  3  3

Price: \$2,400,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 4004 sqm approx



251-255 Tindals Rd WARRANDYTE 3113 (REI)

Agent Comments

 4  3  8

Price: \$2,538,888
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 4510 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

Account - Barry Plant | P: 03 9842 8888