Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	161 Brackenbury Street, Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
---------------------------	---	-------------

Median sale price

Median price	\$1,512,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	89 Brackenbury St WARRANDYTE 3113	\$1,250,000	10/07/2025
2	86 Brackenbury St WARRANDYTE 3113	\$1,210,000	28/06/2025
3			

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.

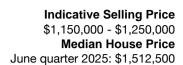
This Statement of Information was prepared on:	03/09/2025 16:33



Date of sale

JellisCraig

Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au







Property Type: House **Land Size:** 1279 sqm approx

Agent Comments

Comparable Properties



89 Brackenbury St WARRANDYTE 3113 (REI/VG)

- - - -

Price: \$1,250,000 Method: Private Sale Date: 10/07/2025

Property Type: House (Res) Land Size: 1010 sqm approx Agent Comments



86 Brackenbury St WARRANDYTE 3113 (REI)

•

Price: \$1,210,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) Land Size: 1277 sqm approx **Agent Comments**

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



