## 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	19 Amersham Drive, Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,500,000	&	\$2,700,000
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#### Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/07/2025	to	30/09/2025		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

1	5 Campbell Ct WARRANDYTE 3113	\$2,530,000	29/05/2025
2	13 Oakland Dr WARRANDYTE 3113	\$3,075,000	24/05/2025
3	14 Batskos Dr WARRANDYTE 3113	\$2,750,000	05/05/2025

#### 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:	10/10/2025 12:45



Date of sale











**Property Type:** House (Res) **Land Size:** 5198 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price September quarter 2025: \$1,450,000

# Comparable Properties



5 Campbell Ct WARRANDYTE 3113 (REI/VG)

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**Agent Comments** 

Price: \$2,530,000 Method: Private Sale Date: 29/05/2025 Property Type: House

Land Size: 4048 sqm approx



13 Oakland Dr WARRANDYTE 3113 (REI/VG)







**Agent Comments** 

**Price:** \$3,075,000 **Method:** Private Sale **Date:** 24/05/2025

Property Type: House (Res) Land Size: 4101 sqm approx



14 Batskos Dr WARRANDYTE 3113 (REI)

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Price: \$2,750,000 Method: Private Sale Date: 05/05/2025

Property Type: House (Res) Land Size: 3638 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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