

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

2 Aylesbury Way, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Warrandyte

Period - From 29/01/2025

to

28/01/2026

Source Property Data

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	6 Rimmer PI DONCASTER EAST 3109	\$2,300,000	23/11/2025
2	17 Monomeath CI DONCASTER EAST 3109	\$2,300,000	06/09/2025
3	8 Treevalley Dr DONCASTER EAST 3109	\$2,260,000	16/08/2025

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:

29/01/2026 15:13

2 Aylesbury Way, Warrandyte Vic 3113



5 2 2

Property Type: House
Land Size: 3999 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
29/01/2025 - 28/01/2026: \$1,375,000

Comparable Properties



6 Rimmer PI DONCASTER EAST 3109 (REI)

Agent Comments

4 3 4

Price: \$2,300,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 985 sqm approx



17 Monomeath CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 3

Price: \$2,300,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 786 sqm approx



8 Treevalley Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 4 4

Price: \$2,260,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 896 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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