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	2 Aylesbury Way, Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,400,000	&	\$2,600,000
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Median sale price

Median price	\$1,370,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	27/10/2024	to	26/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	5 Campbell Ct WARRANDYTE 3113	\$2,530,000	29/05/2025
2	105 Pound Rd WARRANDYTE 3113	\$2,428,000	01/05/2025
3	10 Meaka Ct WARRANDYTE 3113	\$2,400,000	29/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 10:56











Property Type: House **Land Size:** 4155 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price 27/10/2024 - 26/10/2025: \$1,370,000

Comparable Properties



5 Campbell Ct WARRANDYTE 3113 (REI/VG)





Agent Comments

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

Land Size: 4048 sqm approx



105 Pound Rd WARRANDYTE 3113 (REI/VG)



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Agent Comments

Price: \$2,428,000 Method: Private Sale Date: 01/05/2025 Property Type: House Land Size: 1512 sqm approx



10 Meaka Ct WARRANDYTE 3113 (REI/VG)

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

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



