Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

20 Lorraine Avenue, Warrandyte Vic 3113
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Indicative selling price

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

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

Add	dress of comparable property	Price	Date of sale
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	16 Mitchell Av WARRANDYTE 3113	\$1,125,000	26/06/2025

OR

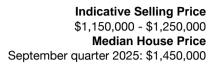
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/10/2025 09:51



JellisCraig

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







Property Type: House **Land Size:** 931 sqm approx

Agent Comments

Comparable Properties



89 Brackenbury St WARRANDYTE 3113 (REI/VG)

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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)

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Agent Comments

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

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

16 Mitchell Av WARRANDYTE 3113 (REI/VG)



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Agent Comments

Price: \$1,125,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 1104 sqm approx

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



