

# 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

22 Manna Gum Rise, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$1,545,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2025

to

31/12/2025

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	Date of sale
1	10 Betton Cr WARRANDYTE 3113	\$1,800,000	22/10/2025
2			
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:

16/02/2026 14:55



**Property Type:** House  
**Land Size:** 1001 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,750,000  
**Median House Price**  
December quarter 2025: \$1,545,000

## Comparable Properties



**10 Betton Cr WARRANDYTE 3113 (REIVG)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 22/10/2025  
**Property Type:** House  
**Land Size:** 1600 sqm approx

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.