

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

239-241 Tindals Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

Median sale price

Median price \$1,670,000 Property Type House Suburb Warrandyte

Period - From 01/01/2026 to 31/03/2026 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	18 Amersham Dr WARRANDYTE 3113	\$2,500,000	04/05/2026
2	7 St Muir Dr WARRANDYTE 3113	\$2,500,000	30/04/2026
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:

26/05/2026 12:09



 4
  3
  5

Rooms: 13

Property Type: House (Res)

Land Size: 4031 sqm approx

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,550,000

Median House Price

March quarter 2026: \$1,670,000

Comparable Properties



18 Amersham Dr WARRANDYTE 3113 (REI)

Agent Comments

 5
  2
  2

Price: \$2,500,000

Method: Private Sale

Date: 04/05/2026

Property Type: House

Land Size: 3268 sqm approx



7 St Muir Dr WARRANDYTE 3113 (REI)

Agent Comments

 6
  2
  3

Price: \$2,500,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 3010 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.

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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