Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 250 Research-warrandyte Road, North 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	\$1,600,000	Pro	perty Type	House		Suburb	North 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

Auc	areas or comparable property	1 1100	Date of Sale
1	5 Second St WARRANDYTE 3113	\$2,752,000	29/10/2025
2	10 Betton Cr WARRANDYTE 3113	\$1,800,000	22/10/2025
3	50 Osborne Rd NORTH WARRANDYTE 3113	\$2,325,000	20/09/2025

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:	19/11/2025 09:55



Date of sale







Property Type: House **Land Size:** 1506 sqm approx

Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price September quarter 2025: \$1,600,000

Comparable Properties



5 Second St WARRANDYTE 3113 (REI)

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Agent Comments

Price: \$2,752,000 **Method:** Auction Sale **Date:** 29/10/2025

Property Type: House (Res) **Land Size:** 1400 sqm approx



10 Betton Cr WARRANDYTE 3113 (REI)





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Agent Comments

Agent Comments

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



50 Osborne Rd NORTH WARRANDYTE 3113 (REI)

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Method: Auction Sale





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Price: \$2,325,000

Date: 20/09/2025 Property Type: House (Res) Land Size: 4220 sgm approx

Account - Barry Plant | P: 03 9842 8888





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