

## 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  
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 \$1,950,000 & \$2,140,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,530,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">North Warrandyte</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

### 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	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:

22/01/2026 15:26



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

[Agent Comments](#)

**Indicative Selling Price**

\$1,950,000 - \$2,140,000

**Median House Price**

December quarter 2025: \$1,530,000

## Comparable Properties



### 5 Second St WARRANDYTE 3113 (REI/VG)



**Price:** \$2,752,000  
**Method:** Auction Sale  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1400 sqm approx

[Agent Comments](#)



### 10 Betton Cr WARRANDYTE 3113 (REI)



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

[Agent Comments](#)



### 50 Osborne Rd NORTH WARRANDYTE 3113 (REI/VG)



**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 4220 sqm approx

[Agent Comments](#)

**Account - Barry Plant | P: 03 9842 8888**