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

29 Houghton Road, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	ו \$2,300,000		&		\$2,500,000			
Median sale price								
Median price	\$1,512,500	Pro	Property Type Hous		se		Suburb	Warrandyte
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	105 Pound Rd WARRANDYTE 3113	\$2,428,000	01/05/2025
2	31 Yarra St WARRANDYTE 3113	\$1,700,000	14/04/2025
3	9 Pound Rd WARRANDYTE 3113	\$2,100,000	28/03/2025

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:

08/07/2025 08:54









Property Type: House **Land Size:** 1881 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price June quarter 2025: \$1,512,500

Comparable Properties

105 Pound Rd WARRANDYTE 3113 (REI/VG) 1 5 1 7 1 7 1 105 1 <tr< th=""><th>Agent Comments</th></tr<>	Agent Comments
31 Yarra St WARRANDYTE 3113 (REI) 4 2 5 Price: \$1,700,000 Method: Private Sale Date: 14/04/2025 Property Type: House	Agent Comments
9 Pound Rd WARRANDYTE 3113 (REI) 4 2 2 2 Price: \$2,100,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 4529 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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