Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,750,000

Property offered for sale

Address Including suburb and postcode	36 Oakland Drive, Warrandyte Vic 3113

Indicative selling price

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

Median sale price

Median price	\$1,450,000	Pro	perty Type	House]	Suburb	Warrandyte
Period - From	01/07/2025	to	30/09/2025	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

14 Batskos Dr WARRANDYTE 3113

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.

Ad	dress of comparable property	Price	Date of sale
1	5 Second St WARRANDYTE 3113	\$2,752,000	29/10/2025
2	5 Campbell Ct WARRANDYTE 3113	\$2,530,000	29/05/2025

OR

3

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:	20/11/2025 16:39



05/05/2025







Property Type: House (Res)

Indicative Selling Price \$2,090,000 - \$2,190,000 **Median House Price** September quarter 2025: \$1,450,000

Agent Comments

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.

Comparable Properties



5 Second St WARRANDYTE 3113 (REI)

Price: \$2,752,000

Method: Auction Sale Date: 29/10/2025 Property Type: House (Res)

Land Size: 1400 sqm approx

Agent Comments



5 Campbell Ct WARRANDYTE 3113 (REI/VG)





Agent Comments

Price: \$2,530,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 4048 sqm approx

14 Batskos Dr WARRANDYTE 3113 (REI)





Agent Comments



Price: \$2,750,000 Method: Private Sale Date: 05/05/2025

Property Type: House (Res) Land Size: 3638 sqm approx

Account - Barry Plant | P: 03 9842 8888





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