

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	36 Pound Road, Warrandyte Vic 3113
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Indicative selling price

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

Range between	\$980,000	&	\$1,060,000
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Median sale price

Median price	\$1,450,000	Property Type	House	Suburb	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		Price	Date of sale
1	120 Brackenbury St WARRANDYTE 3113	\$940,000	08/08/2025
2	91 Pound Rd WARRANDYTE 3113	\$1,045,000	16/05/2025
3	7 Blair St WARRANDYTE 3113	\$995,000	01/05/2025

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: 14/10/2025 16:59



 3  1  2

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,060,000
Median House Price
September quarter 2025: \$1,450,000

Comparable Properties

120 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments

 3  2  2

Price: \$940,000
Method:
Date: 08/08/2025
Property Type: House



91 Pound Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 920 sqm approx



7 Blair St WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  2  2

Price: \$995,000
Method: Private Sale
Date: 01/05/2025
Property Type: House (Res)
Land Size: 1036 sqm approx

Account - Barry Plant | P: 03 9842 8888