

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 43 Harris Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,545,000 Property Type House Suburb Warrandyte

Period - From 01/10/2025 to 31/12/2025 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	20 Lorraine Av WARRANDYTE 3113	\$1,305,000	24/10/2025
2	30 Trezise St WARRANDYTE 3113	\$1,350,000	26/11/2025
3	2 Fossickers Way WARRANDYTE 3113	\$1,520,000	20/11/2025

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.~~

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 4  2  2

Property Type: House
Land Size: 827 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,400,000
Median House Price
 December quarter 2025: \$1,545,000

Comparable Properties

20 Lorraine Av WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,305,000
Method:
Date: 24/10/2025
Property Type: House



30 Trezise St WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 1173 sqm approx



2 Fossickers Way WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,520,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 792 sqm approx

Account - Barry Plant | P: 03 9842 8888