

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

59-63 Harris Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Warrandyte

Period - From

01/01/2026

to

31/03/2026

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	31 Hutchinson Av WARRANDYTE 3113	\$1,312,000	01/06/2026
2	43 Harris Gully Rd WARRANDYTE 3113	\$1,300,000	18/04/2026
3	7 Carol Ct WARRANDYTE 3113	\$1,390,000	22/02/2026

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:

01/07/2026 11:26



 5  2  4

Property Type: House Land

Size: 4050 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2026: \$1,670,000

Comparable Properties



31 Hutchinson Av WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,312,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 1095 sqm approx



43 Harris Gully Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 6

Property Type: House (Res)

Land Size: 827 sqm approx



7 Carol Ct WARRANDYTE 3113 (VG)

Agent Comments

 3  -  -

Price: \$1,390,000

Method: Sale

Date: 22/02/2026

Property Type: House (Res)

Land Size: 965 sqm approx

Account - Barry Plant | P: 03 9842 8888