

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

67 Bradleys Lane, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

North Warrandyte

Period - From

30/06/2024

to

29/06/2025

Source

Property Data

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	13-15 Hutchinson Av WARRANDYTE 3113	\$1,550,000	10/05/2025
2	16 Weerona Way NORTH WARRANDYTE 3113	\$1,250,000	15/03/2025
3			

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:

30/06/2025 09:13



4 2 4

Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 5008 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
30/06/2024 - 29/06/2025: \$1,470,000

Comparable Properties



13-15 Hutchinson Av WARRANDYTE 3113 (REI)

Agent Comments

4 2 4

Price: \$1,550,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 2655 sqm approx



16 Weerona Way NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 4116 sqm approx

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.