

# 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](http://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



**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](#)



**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](#)



**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.