

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

82 Yarra Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

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	18 Somers Rd NORTH WARRANDYTE 3113	\$1,225,000	12/07/2025
2	86 Brackenbury St WARRANDYTE 3113	\$1,210,000	28/06/2025
3	88 Melbourne Hill Rd WARRANDYTE 3113	\$1,170,000	08/04/2025

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:

28/10/2025 18:20



 4  3  1

Property Type: House
Land Size: 1013 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

September quarter 2025: \$1,450,000

Comparable Properties



18 Somers Rd NORTH WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)

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Price: \$1,225,000
Method: Private Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 1196 sqm approx



86 Brackenbury St WARRANDYTE 3113 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 1277 sqm approx



88 Melbourne Hill Rd WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,170,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Account - Barry Plant | P: 03 9842 8888