

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

86 Brackenbury Street, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,247,500

Property Type

House

Suburb

Warrandyte

Period - From

01/01/2025

to

31/03/2025

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	106 Brackenbury St WARRANDYTE 3113	\$1,280,000	06/03/2025
2	24 Mitchell Av WARRANDYTE 3113	\$1,215,000	21/01/2025
3	36 Mitchell Av WARRANDYTE 3113	\$1,102,000	26/10/2024

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:

02/06/2025 13:32

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4 2 2

Property Type: House
Land Size: 1277 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2025: \$1,247,500

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.

Comparable Properties



106 Brackenbury St WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 836 sqm approx



24 Mitchell Av WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 2

Price: \$1,215,000
Method: Private Sale
Date: 21/01/2025
Property Type: House
Land Size: 1343 sqm approx



36 Mitchell Av WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 2

Price: \$1,102,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 1175 sqm approx

Account - Barry Plant | P: 03 9842 8888