

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

171 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,530,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2025 to 31/12/2025 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	135 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,250,000	01/12/2025
2	11 Webb St WARRANDYTE 3113	\$1,205,000	21/11/2025
3	161 Brackenbury St WARRANDYTE 3113	\$1,100,000	15/10/2025

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: 13/01/2026 11:12



 3  1  8

Property Type: House
Land Size: 4037 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,530,000

Comparable Properties



135 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 3  2  3

Price: \$1,250,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 4033 sqm approx



11 Webb St WARRANDYTE 3113 (REI)

Agent Comments

 3  2  2

Price: \$1,205,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 1658 sqm approx



161 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 1271 sqm approx

Account - Barry Plant | P: 03 9842 8888