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	7 St Muir Drive, Warrandyte Vic 3113

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $1,545,000 Property Type House Suburb 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	10 Speers Ct WARRANDYTE 3113	$2,300,000	26/01/2026
2	2 Campbell Ct WARRANDYTE 3113	$2,750,000	12/12/2025
3	36 Oakland Dr WARRANDYTE 3113	$2,160,000	08/12/2025

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: 17/02/2026 17:30

7 St Muir Drive, Warrandyte Vic 3113

BARRYPLANT

6 2 3

Property Type: House (Res)
Land Size: 3010 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
December quarter 2025: $1,545,000

Comparable Properties

10 Speers Ct WARRANDYTE 3113 (REI)

5 3 3

Price: $2,300,000
Method: Private Sale
Date: 26/01/2026
Property Type: House (Res)
Land Size: 4165 sqm approx

Agent Comments

2 Campbell Ct WARRANDYTE 3113 (REI)

5 2 2

Price: $2,750,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 4251 sqm approx

Agent Comments

36 Oakland Dr WARRANDYTE 3113 (REI)

6 5 4

Price: $2,160,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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