

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

11 Amersham Drive, Warrandyte Vic 3113

Indicative selling price

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

Single price \$1,880,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2026

to 30/06/2026

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	11 Beaufort Rise WARRANDYTE 3113	\$1,717,000	13/06/2026
2	18 Campbell Ct WARRANDYTE 3113	\$1,980,000	09/04/2026
3	18 Amersham Dr WARRANDYTE 3113	\$2,500,000	27/03/2026

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:

12/08/2026 12:14



 5  2  3

Property Type: House
Land Size: 4006 sqm approx
Agent Comments

Indicative Selling Price
\$1,880,000
Median House Price
June quarter 2026: \$1,500,000

Comparable Properties



11 Beaufort Rise WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,717,000
Method: Auction Sale
Date: 13/06/2026
Rooms: 7
Property Type: House (Res)
Land Size: 4014 sqm approx



18 Campbell Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  2  2

Price: \$1,980,000
Method: Private Sale
Date: 09/04/2026
Property Type: House (Res)
Land Size: 4055 sqm approx



18 Amersham Dr WARRANDYTE 3113 (REI)

Agent Comments

 5  2  2

Price: \$2,500,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 3268 sqm approx

Account - Barry Plant | P: 03 9842 8888