

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

25-31 Beauty Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

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	86-90 Harris Gully Rd WARRANDYTE 3113	\$1,681,000	31/01/2026
2	15 Pound Rd WARRANDYTE 3113	\$1,880,000	15/11/2025
3			

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:

23/03/2026 14:25



 4  2  10

Property Type: House
Land Size: 29948 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
December quarter 2025: \$1,545,000

Comparable Properties



86-90 Harris Gully Rd WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,681,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 20800 sqm approx



15 Pound Rd WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,880,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)

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.

Account - Barry Plant | P: 03 9842 8888