

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,999,000

### Median sale price

Median price \$1,670,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2026

to 31/03/2026

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	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:

20/04/2026 11:19



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

**Indicative Selling Price**  
 \$1,999,000  
**Median House Price**  
 March quarter 2026: \$1,670,000

## Comparable Properties



86-90 Harris Gully Rd WARRANDYTE 3113 (REI)

Agent Comments

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**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

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**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.

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