

# 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 27 Blooms Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,333,500 Property Type House Suburb North 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	179 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,191,000	17/03/2026
2	8 Doleen Rd NORTH WARRANDYTE 3113	\$1,065,000	09/02/2026
3	171 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,210,000	06/02/2026

**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: 15/04/2026 12:18



4   2   4

**Property Type:** House  
**Land Size:** 1298 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 March quarter 2026: \$1,333,500

## Comparable Properties



**179 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)**

Agent Comments

4   2   2

**Price:** \$1,191,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx



**8 Doleen Rd NORTH WARRANDYTE 3113 (REI)**

Agent Comments

4   2   2

**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 09/02/2026  
**Property Type:** House (Res)  
**Land Size:** 1687 sqm approx



**171 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)**

Agent Comments

3   1   8

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 06/02/2026  
**Property Type:** House (Res)  
**Land Size:** 4037 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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