

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

2A Brett Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	38 West End Rd WARRANDYTE 3113	\$1,741,000	25/06/2026
2	36 Fossickers Way WARRANDYTE 3113	\$1,500,000	01/05/2026
3	7 Carol Ct WARRANDYTE 3113	\$1,390,000	22/02/2026

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:

13/08/2026 12:41



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,500,000

Comparable Properties



38 West End Rd WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,741,000

Method: Private Sale

Date: 25/06/2026

Property Type: House (Res)

Land Size: 1549 sqm approx



36 Fossickers Way WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,500,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 963 sqm approx



7 Carol Ct WARRANDYTE 3113 (VG)

Agent Comments

 3  -  -

Price: \$1,390,000

Method: Sale

Date: 22/02/2026

Property Type: House (Res)

Land Size: 965 sqm approx

Account - Barry Plant | P: 03 9842 8888