

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

2 Flannery Court, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Warrandyte

Period - From

02/07/2025

to

01/07/2026

Source

Property Data

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	7 St Muir Dr WARRANDYTE 3113	\$2,500,000	30/04/2026
2	22 Oakland Dr WARRANDYTE 3113	\$3,400,000	10/04/2026
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:

02/07/2026 14:12



 5  2  5

Property Type: House
Land Size: 4001 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
02/07/2025 - 01/07/2026: \$1,500,000

Comparable Properties



7 St Muir Dr WARRANDYTE 3113 (REI)

Agent Comments

 6  2  3

Price: \$2,500,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 3010 sqm approx



22 Oakland Dr WARRANDYTE 3113 (REI)

Agent Comments

 5  5  4

Price: \$3,400,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 4271 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 9874 3355