

# 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

51-53 Flannery Court, 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 \$1,550,000

&

\$1,650,000

### 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                              | 15 Pound Rd WARRANDYTE 3113   | \$1,850,000 | 11/03/2026   |
| 2                              | 6 Margaret Ct WARRANDYTE 3113 | \$1,670,000 | 07/03/2026   |
| 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:

21/09/2026 11:24



 4    2    2

**Property Type:** House  
**Land Size:** 4119 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
June quarter 2026: \$1,500,000

## Comparable Properties



**15 Pound Rd WARRANDYTE 3113 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Property Type:** House  
**Land Size:** 4208 sqm approx



**6 Margaret Ct WARRANDYTE 3113 (REI)**

**Agent Comments**

 5    3    3

**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 4004 sqm approx

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.