

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

30/10/2026

Property offered for sale

Address
Including suburb and postcode

51-53 Flannery Court, Warrandyte Vic 3113

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	4,119

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$1,575,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

\$1,575,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$1,500,000

Property type

House

Suburb

Warrandyte

Period: from

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address		15 Pound Rd WARRANDYTE 3113			
Sale price		\$1,850,000	Date of sale		19/03/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	205	4222

Comparable property 2

Address	6 Margaret Ct WARRANDYTE 3113				
Sale price	\$1,670,000	Date of sale	07/03/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	3	410	4004

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Most homes in this pocket of Warrandyte are either renovated or newer builds, making them less comparable to the subject property, which remains in largely original condition. As a result, there are fewer than three comparable recent sales available for consideration.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$1,450,000	Unconditional sale date	30/10/26
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=aeec46559abe660baa28c8e0d2c4a831>



 4  2  2

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

Indicative Selling Price
\$1,575,000
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:
Date: 11/03/2026
Property Type:
House

6 Margaret Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  3  3

Price: \$1,670,000
Method:
Date: 07/03/2026
Property Type: House

Most homes in this pocket of Warrandyte are either renovated or newer builds, making them less comparable to the subject property, which remains in largely original condition. As a result, there are fewer than three comparable recent sales available for consideration.