

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

43 Harris Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,545,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Warrandyte"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	20 Lorraine Av WARRANDYTE 3113	\$1,305,000	24/10/2025
2	30 Trezise St WARRANDYTE 3113	\$1,350,000	26/11/2025
3	2 Fossickers Way WARRANDYTE 3113	\$1,520,000	20/11/2025

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:



4



2



2

Property Type: House

Land Size: 827 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,545,000

Comparable Properties

20 Lorraine Av WARRANDYTE 3113 (REI)

[Agent Comments](#)



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2



2

Price: \$1,305,000

Method:

Date: 24/10/2025

Property Type: House



30 Trezise St WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)



4



2



2

Price: \$1,350,000

Method: Private Sale

Date: 26/11/2025

Property Type: House (Res)

Land Size: 1173 sqm approx

2 Fossickers Way WARRANDYTE 3113 (REI)

[Agent Comments](#)



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2



1

Price: \$1,520,000

Method: Private Sale

Date: 20/11/2025

Property Type: House (Res)

Land Size: 792 sqm approx

Account - Barry Plant | P: 03 9842 8888