

# 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 59-63 Harris Gully Road, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,670,000 Property Type House Suburb Warrandyte

Period - From 01/01/2026 to 31/03/2026 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	31 Hutchinson Av WARRANDYTE 3113	\$1,312,000	01/06/2026
2	43 Harris Gully Rd WARRANDYTE 3113	\$1,300,000	18/04/2026
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: 01/07/2026 11:26



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**Property Type:** House Land

**Size:** 4050 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2026: \$1,670,000

## Comparable Properties



**31 Hutchinson Av WARRANDYTE 3113 (REI)**

Agent Comments

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  2

**Price:** \$1,312,000

**Method:** Private Sale

**Date:** 01/06/2026

**Property Type:** House

**Land Size:** 1095 sqm approx



**43 Harris Gully Rd WARRANDYTE 3113 (REI/VG)**

Agent Comments

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  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 827 sqm approx



**7 Carol Ct WARRANDYTE 3113 (VG)**

Agent Comments

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**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



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