

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

8 Milton Close, Warrandyte Vic 3113

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$1,545,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2025

to

31/12/2025

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	7 Carol Ct WARRANDYTE 3113	\$1,410,000	22/02/2026
2	2 Fossickers Way WARRANDYTE 3113	\$1,520,000	20/11/2025
3	5 Mopoke Hill Rd WARRANDYTE 3113	\$1,570,000	17/10/2025

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:

23/03/2026 17:02



 5  3  2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000
Median House Price
December quarter 2025: \$1,545,000

Comparable Properties



7 Carol Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  2  4

Price: \$1,410,000
Method: Private Sale
Date: 22/02/2026
Property Type: House
Land Size: 970 sqm approx



2 Fossickers Way WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,520,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 792 sqm approx

5 Mopoke Hill Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,570,000
Method: Private Sale
Date: 17/10/2025
Rooms: 9
Property Type: House (Res)
Land Size: 818 sqm approx

Account - Barry Plant | P: 03 9842 8888