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	36 Oakland Drive, Warrandyte Vic 3113

Indicative selling price

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

Range between $2,090,000 & $2,190,000

Median sale price

Median price $1,450,000 Property Type House Suburb Warrandyte

Period - From 01/07/2025 to 30/09/2025 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	5 Second St WARRANDYTE 3113	$2,752,000	29/10/2025
2	5 Campbell Ct WARRANDYTE 3113	$2,530,000	29/05/2025
3	14 Batskos Dr WARRANDYTE 3113	$2,750,000	05/05/2025

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: 20/11/2025 16:39

36 Oakland Drive, Warrandyte Vic 3113

6 5 4

Property Type: House (Res)

Agent Comments

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.

Indicative Selling Price
$2,090,000 - $2,190,000
Median House Price
September quarter 2025: $1,450,000

Comparable Properties

5 Second St WARRANDYTE 3113 (REI)

5 3 3

Price: $2,752,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 1400 sqm approx

Agent Comments

5 Campbell Ct WARRANDYTE 3113 (REI/VG)

6 4 4

Price: $2,530,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 4048 sqm approx

Agent Comments

14 Batskos Dr WARRANDYTE 3113 (REI)

7 5 6

Price: $2,750,000
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 3638 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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