

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

250 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,600,000 Property Type House Suburb North 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	10 Betton Cr WARRANDYTE 3113	\$1,800,000	22/10/2025
3	50 Osborne Rd NORTH WARRANDYTE 3113	\$2,325,000	20/09/2025

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: 19/11/2025 09:55



 4  3  4

Property Type: House
Land Size: 1506 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
September quarter 2025: \$1,600,000

Comparable Properties



5 Second St WARRANDYTE 3113 (REI)

Agent Comments

 5  3  3

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



10 Betton Cr WARRANDYTE 3113 (REI)

Agent Comments

 5  2  4

Price: \$1,800,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 1600 sqm approx



50 Osborne Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 5  2  5

Price: \$2,325,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 4220 sqm approx

Account - Barry Plant | P: 03 9842 8888