

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,140,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb North 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 | 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: 22/01/2026 15:26



 4    3    4

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

**Indicative Selling Price**  
\$1,950,000 - \$2,140,000  
**Median House Price**  
December quarter 2025: \$1,530,000

## Comparable Properties



**5 Second St WARRANDYTE 3113 (REI/VG)**

**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/VG)**

**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