

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

\$1,720,000

&

\$1,820,000

Median sale price

Median price

\$1,333,500

Property Type

House

Suburb

North 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	14 Houghton Rd WARRANDYTE 3113	\$1,920,000	29/04/2026
2	29 Houghton Rd WARRANDYTE 3113	\$1,675,000	29/04/2026
3	10 Betton Cr WARRANDYTE 3113	\$1,800,000	22/10/2025

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:

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 4
  3
  4

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

Indicative Selling Price
 \$1,720,000 - \$1,820,000
Median House Price
 March quarter 2026: \$1,333,500

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.

Comparable Properties



14 Houghton Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

 5
  4
  2

Price: \$1,920,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 1054 sqm approx



29 Houghton Rd WARRANDYTE 3113 (REI)

Agent Comments

 4
  2
  6

Price: \$1,675,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 1881 sqm approx



10 Betton Cr WARRANDYTE 3113 (REI/VG)

Agent Comments

 5
  2
  4

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

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