

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 \$1,500,000 Property Type House Suburb North Warrandyte

Period - From 01/07/2025 to 30/06/2026 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	172 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,800,000	26/08/2026
2	14 Houghton Rd WARRANDYTE 3113	\$1,920,000	29/04/2026
3	29 Houghton Rd WARRANDYTE 3113	\$1,675,000	29/04/2026

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: 28/09/2026 15:01



 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
Year ending June 2026: \$1,500,000

Comparable Properties



172 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 5  3  4

Price: \$1,800,000
Method: Private Sale
Date: 26/08/2026
Property Type: House
Land Size: 3698 sqm approx



14 Houghton Rd WARRANDYTE 3113 (REI)

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

Account - Barry Plant | P: 03 9842 8888