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	415-419 Ringwood-Warrandyte Road, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,512,500 Property Type House Suburb Warrandyte

Period - From 01/04/2025 to 30/06/2025 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	34A Trezise St WARRANDYTE 3113	$1,370,000	05/04/2025
2	131-133 Brackenbury St WARRANDYTE 3113	$1,230,000	09/12/2024
3			

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: 14/08/2025 11:07

415-419 Ringwood-Warrandyte Road, Warrandyte Vic 3113

BARRYPLANT

4 1 4

Property Type: House
Land Size: 3965 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties

34A Trezise St WARRANDYTE 3113 (REI/VG)

4 2 2

Price: $1,370,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 2057 sqm approx

Agent Comments

131-133 Brackenbury St WARRANDYTE 3113 (REI)

3 2 4

Price: $1,230,000
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 2213 sqm approx

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.

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

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