

# 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

6 Rivulet Place, 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 \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,545,000 Property Type House Suburb 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	2 Aylesbury Way WARRANDYTE 3113	\$2,038,000	19/02/2026
2	2 Campbell Ct WARRANDYTE 3113	\$2,750,000	12/12/2025
3	36 Oakland Dr WARRANDYTE 3113	\$2,160,000	08/12/2025

**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:

02/04/2026 13:48



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**Property Type:** House (Res)  
**Land Size:** 5430 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,700,000  
**Median House Price**  
 December quarter 2025: \$1,545,000

## Comparable Properties



**2 Aylesbury Way WARRANDYTE 3113 (REI)**

Agent Comments

5   2   2

**Price:** \$2,038,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** House  
**Land Size:** 3999 sqm approx



**2 Campbell Ct WARRANDYTE 3113 (REI)**

Agent Comments

5   2   2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House  
**Land Size:** 4251 sqm approx



**36 Oakland Dr WARRANDYTE 3113 (REI/VG)**

Agent Comments

6   5   4

**Price:** \$2,160,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 4000 sqm approx

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