

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

Single price

\$2,500,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Warrandyte

Period - From

01/04/2026

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	20 Margaret Ct WARRANDYTE 3113	\$2,350,000	06/07/2026
2	239 Tindals Rd WARRANDYTE 3113	\$2,397,500	18/06/2026
3	7 St Muir Dr WARRANDYTE 3113	\$2,500,000	30/04/2026

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:

10/09/2026 13:10



 4  3  3

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

Indicative Selling Price
\$2,500,000

Median House Price
June quarter 2026: \$1,500,000

Comparable Properties



20 Margaret Ct WARRANDYTE 3113 (REI)

Agent Comments

 6  4  4

Price: \$2,350,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)
Land Size: 4000 sqm approx

239 Tindals Rd WARRANDYTE 3113 (VG)

Agent Comments

 5  -  -

Price: \$2,397,500
Method: Sale
Date: 18/06/2026
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4031 sqm approx



7 St Muir Dr WARRANDYTE 3113 (REI)

Agent Comments

 6  2  3

Price: \$2,500,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 3010 sqm approx

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