

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

5 Shelagh Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

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	23 Limassol Ct DONVALE 3111	\$1,910,000	17/07/2026
2	20 Margaret Ct WARRANDYTE 3113	\$2,350,000	06/07/2026
3	11 Beaufort Rise WARRANDYTE 3113	\$1,717,000	13/06/2026

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:

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2026: \$1,500,000



 6  4  3

Property Type: House (Res)

Land Size: 4102 sqm approx

Agent Comments

Comparable Properties



23 Limassol Ct DONVALE 3111 (REI)

Agent Comments

 5  2  4

Price: \$1,910,000

Method: Private Sale

Date: 17/07/2026

Property Type: House (Res)

Land Size: 5007 sqm approx



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



11 Beaufort Rise WARRANDYTE 3113 (REI)

Agent Comments

 5  2  2

Price: \$1,717,000

Method: Auction Sale

Date: 13/06/2026

Rooms: 7

Property Type: House (Res)

Land Size: 4014 sqm approx

Account - Barry Plant | P: 03 9842 8888