

# 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 239-241 Tindals Road, Warrandyte Vic 3113  
Including suburb and postcode

#### Indicative selling price

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

Single price \$3,080,000

#### Median sale price

Median price \$1,450,000 Property Type House Suburb Warrandyte  
Period - From 01/07/2025 to 30/09/2025 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 6 Aylesbury Way WARRANDYTE 3113	\$3,140,000	08/10/2025
2 33-37 Grandview Rd WARRANDYTE 3113	\$2,615,000	25/09/2025
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:

04/12/2025 16:19



4



3



5

**Property Type:** House (Res)**Land Size:** 4030 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$3,080,000

**Median House Price**

September quarter 2025: \$1,450,000

## Comparable Properties

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

5



2



3

[Agent Comments](#)**Price:** \$3,140,000**Method:** Private Sale**Date:** 08/10/2025**Property Type:** House**Land Size:** 4000 sqm approx**33-37 Grandview Rd WARRANDYTE 3113 (REI)**

5



4



4

[Agent Comments](#)**Price:** \$2,615,000**Method:** Private Sale**Date:** 25/09/2025**Property Type:** House (Res)**Land Size:** 26024 sqm approx

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 9842 8888