Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/10/2026

Property offered for sale

Address
Including suburb and postcode: 8 Bellbird Place, Warrandyte Vic 3113

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	301	3,000

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,990,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,537,500 Property type: House Suburb: Warrandyte

Period: from 01/07/2026 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	2 Flannery Ct WARRANDYTE 3113		
Sale price	$2,262,500	Date of sale	29/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	2	5	289	4,001

Comparable property 2

Address	23 Limassol Ct DONVALE 3111		
Sale price	$1,910,000	Date of sale	17/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	2	4	284	5,007

Comparable property 3

Address	20 Margaret Ct WARRANDYTE 3113		
Sale price	$2,350,000	Date of sale	06/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	6	4	4	N/A	4,000

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=aa114694f70c3208ab48d80551072ccc

8 Bellbird Place, Warrandyte Vic 3113



4 2 2

Property Type: House (Res)
Land Size: 3000 sqm approx

Agent Comments

Indicative Selling Price
$1,990,000
Median House Price
September quarter 2026: $1,537,500

Comparable Properties



2 Flannery Ct WARRANDYTE 3113 (REI)

5 2 5

Price: $2,262,500
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 4001 sqm approx

Agent Comments



23 Limassol Ct DONVALE 3111 (REI)

5 2 4

Price: $1,910,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 5007 sqm approx

Agent Comments



20 Margaret Ct WARRANDYTE 3113 (REI)

6 4 4

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

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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