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

120 Brackenbury Street, Warrandyte Vic 3113

Indicative selling price

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

Range between | $900,000 | & | $990,000

Median sale price

Median price | $1,512,500 | Property Type | House | Suburb | Warrandyte

Period - From | 01/04/2025 | to | 30/06/2025 | 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.

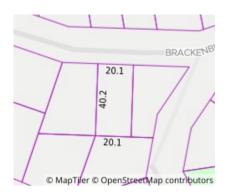|	Address of comparable property	Price	Date of sale
1	57-59 Kangaroo Ground-warrandyte Rd NORTH WARRANDYTE 3113	$925,000	01/03/2025
2	89 Melbourne Hill Rd WARRANDYTE 3113	$900,000	05/02/2025
3	125 Brackenbury St WARRANDYTE 3113	$1,070,000	29/01/2025

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: | 10/07/2025 12:32

CONSUMER AFFAIRS VICTORIA

120 Brackenbury Street, Warrandyte Vic 3113

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3   **2**   **2**

Property Type: House (Previously Occupied - Detached)
Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties

57-59 Kangaroo Ground-warrandyte Rd NORTH WARRANDYTE 3113 (REI)

-   **-**   **-**

Price: $925,000
Method:
Date: 01/03/2025
Property Type: House

Agent Comments

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89 Melbourne Hill Rd WARRANDYTE 3113 (REI/VG)

3   **1**   **1**

Price: $900,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 957 sqm approx

Agent Comments

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125 Brackenbury St WARRANDYTE 3113 (REI/VG)

3   **3**   **4**

Price: $1,070,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 849 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888