## 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	89 Brackenbury Street, Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
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### Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	86 Brackenbury St WARRANDYTE 3113	\$1,210,000	28/06/2025
2	88 Melbourne Hill Rd WARRANDYTE 3113	\$1,170,000	08/04/2025
3	254 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,250,000	31/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2025 14:26





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Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending March 2025: \$1,360,000



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Property Type: House Land Size: 1010 sqm approx

**Agent Comments** 

# Comparable Properties



86 Brackenbury St WARRANDYTE 3113 (REI)

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**a** 

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**Price:** \$1,210,000 **Method:** Auction Sale **Date:** 28/06/2025

**Property Type:** House (Res) **Land Size:** 1277 sqm approx

Agent Comments



88 Melbourne Hill Rd WARRANDYTE 3113 (REI)

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**3** 

**Agent Comments** 

**Agent Comments** 

**Price:** \$1,170,000 **Method:** Private Sale **Date:** 08/04/2025

**Property Type:** House (Res) **Land Size:** 812 sqm approx



254 Research Warrandyte Rd NORTH WARRANDYTE

3113 (REI/VG)

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**Price:** \$1,250,000 **Method:** Private Sale **Date:** 31/01/2025

Property Type: House (Res) Land Size: 1873 sgm approx

Account - Jellis Craig | P: 03 8841 4888





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