

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

172 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,485,000 Property Type House Suburb North Warrandyte

Period - From 01/04/2025 to 31/03/2026 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	62 Bradleys La NORTH WARRANDYTE 3113	\$2,025,000	24/02/2026
2	30 Pigeon Bank Rd NORTH WARRANDYTE 3113	\$1,900,000	15/01/2026
3	52 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$2,125,000	03/01/2026

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: 19/06/2026 16:54



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Property Type: House (Res)
Land Size: 3696 sqm approx
Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2026: \$1,485,000

Comparable Properties



62 Bradleys La NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

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Price: \$2,025,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 4552 sqm approx



30 Pigeon Bank Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

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Price: \$1,900,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 65565 sqm approx



52 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

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Price: \$2,125,000
Method: Private Sale
Date: 03/01/2026
Property Type: House
Land Size: 4292 sqm approx