

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

20 Margaret Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2026

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	7 St Muir Dr WARRANDYTE 3113	\$2,500,000	30/04/2026
2	10 Speers Ct WARRANDYTE 3113	\$2,300,000	28/01/2026
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:

25/06/2026 12:01



6 4 4

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



7 St Muir Dr WARRANDYTE 3113 (REI)

Agent Comments

6 2 3

Price: \$2,500,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 3010 sqm approx



10 Speers Ct WARRANDYTE 3113 (REI/VG)

Agent Comments

5 3 3

Price: \$2,300,000

Method: Expression of Interest

Date: 28/01/2026

Property Type: House (Res)

Land Size: 4165 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.