

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

23 Mitchell Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between \$960,000

&

\$1,040,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Warrandyte

Period - From 01/07/2025

to

30/06/2026

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	26 Mullens Rd WARRANDYTE 3113	\$1,185,000	31/01/2026
2			
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:

07/07/2026 13:15

Mandy Edge
9431 1222

0413 841 259

mandyedge@jellisrcraig.com.au

Indicative Selling Price

\$960,000 - \$1,040,000

Median House Price

Year ending June 2026: \$1,520,000



 3  1  1

Property Type: House
Land Size: 1002 sqm approx
Agent Comments

Comparable Properties



26 Mullens Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,185,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 795 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.