

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

8 Bellbird Place, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Warrandyte

Period - From 01/04/2026 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	2 Flannery Ct WARRANDYTE 3113	\$2,262,500	29/08/2026
2	23 Limassol Ct DONVALE 3111	\$1,910,000	17/07/2026
3	20 Margaret Ct WARRANDYTE 3113	\$2,350,000	06/07/2026

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: 16/09/2026 15:47



 4  2  2

Property Type: House
Land Size: 3000 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$1,500,000

Comparable Properties



2 Flannery Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  2  5

Price: \$2,262,500
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 4001 sqm approx



23 Limassol Ct DONVALE 3111 (REI)

Agent Comments

 5  2  4

Price: \$1,910,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 5007 sqm approx



20 Margaret Ct WARRANDYTE 3113 (REI)

Agent Comments

 6  4  4

Price: \$2,350,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)
Land Size: 4000 sqm approx

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