Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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 \$1,280,000 | & | \$1,320,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

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

| | Address of comparable property | | Date of Sale |
|---|------------------------------------|-------------|--------------|
| 1 | 52 Lynette Av WARRANDYTE 3113 | \$1,290,000 | 17/05/2025 |
| 2 | 134 Brackenbury St WARRANDYTE 3113 | \$1,390,000 | 23/03/2025 |
| 3 | 106 Brackenbury St WARRANDYTE 3113 | \$1,280,000 | 06/03/2025 |

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: | 04/06/2025 13:00 |
|--|------------------|



Date of sale



Rod Yan 8841 4888 0433 658 813 rodyan@jelliscraig.com.au

Indicative Selling Price \$1,280,000 - \$1,320,000 Median House Price Year ending March 2025: \$1,360,000



4 4 3

Property Type: House **Land Size:** 1010 sqm approx

Agent Comments

Comparable Properties



52 Lynette Av WARRANDYTE 3113 (REI)

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3

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Agent Comments

Price: \$1,290,000 Method: Private Sale Date: 17/05/2025 Property Type: House

Land Size: 1002 sqm approx

134 Brackenbury St WARRANDYTE 3113 (REI)

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Agent Comments

Price: \$1,390,000 **Method:** Private Sale **Date:** 23/03/2025

Property Type: House (Res) Land Size: 1004 sqm approx

106 Brackenbury St WARRANDYTE 3113 (REI/VG)

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4

Price: \$1,280,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 836 sqm approx

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1 2

Agent Comments

Account - Jellis Craig | P: 03 8841 4888





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