

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

89 Brackenbury Street, Warrandyte Vic 3113

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

Property 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 | Price | 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



4 3 2

Property Type: House
Land Size: 1010 sqm approx
Agent Comments

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

Comparable Properties



52 Lynette Av WARRANDYTE 3113 (REI)

Agent Comments

4 3 2

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)

Agent Comments

4 2 3

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)

Agent Comments

4 2 2

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