

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

276-278 HEIDELBERG-WARRANDYTE ROAD WARRANDYTE VIC 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Warrandyte

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

6 THE RIDGE TEMPLESTOWE VIC 3106	\$1,680,000	24-Mar-25
9 POUND ROAD WARRANDYTE VIC 3113	\$2,100,000	28-Mar-25
113 BRADLEYS LANE NORTH WARRANDYTE VIC 3113	\$1,951,300	26-May-25

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 6 months.~~

This Statement of Information was prepared on: 03 September 2025


6 THE RIDGE TEMPLESTOWE VIC 3106

 4
  2
  2

Sold Price

\$1,680,000

Sold Date

24-Mar-25

Distance

1.48km

9 POUND ROAD WARRANDYTE VIC 3113

 4
  2
  2

Sold Price

\$2,100,000

Sold Date

28-Mar-25

Distance

0.61km

113 BRADLEYS LANE NORTH WARRANDYTE VIC 3113

 4
  2
  4

Sold Price

^{RS} **\$1,951,300**

Sold Date

26-May-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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