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	6 Aylesbury Way, Warrandyte Vic 3113

Indicative selling price

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

Range between $2,950,000 & $3,200,000

Median sale price

Median price $1,512,500 Property Type House Suburb Warrandyte

Period - From 01/04/2025 to 30/06/2025 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	13 Oakland Dr WARRANDYTE 3113	$3,075,000	24/05/2025
2	14 Batskos Dr WARRANDYTE 3113	$2,750,000	05/05/2025
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: 11/09/2025 10:48

6 Aylesbury Way, Warrandyte Vic 3113

JellisCraig

Tony Tuccitto
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5 2 3

Property Type: House
Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,200,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties



13 Oakland Dr WARRANDYTE 3113 (REI)

5 2 3

Price: $3,075,000
Method: Private Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 4101 sqm approx

Agent Comments



14 Batskos Dr WARRANDYTE 3113 (REI)

7 5 6

Price: $2,750,000
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 3638 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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