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<br>Including suburb and postcode | 62 Bradleys Lane, North Warrandyte Vic 3113 |

## Indicative selling price

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

Range between $1,880,000 & $2,040,000

## Median sale price

Median price $1,530,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2025 to 31/12/2025 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 | 15 Pound Rd WARRANDYTE 3113 | $1,880,000 | 15/11/2025 |
| 2 | 29 Danita Dr NORTH WARRANDYTE 3113 | $1,950,000 | 11/09/2025 |
| 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: 29/01/2026 09:11

# 62 Bradleys Lane, North Warrandyte Vic 3113

Nelson Alexander



6 2 2

**Property Type:** House
**Land Size:** 4599 sqm approx

Agent Comments

**Indicative Selling Price**
$1,880,000 - $2,040,000
**Median House Price**
December quarter 2025: $1,530,000

## Comparable Properties



**15 Pound Rd WARRANDYTE 3113 (REI)**

4 2 2

**Price:** $1,880,000
**Method:** Private Sale
**Date:** 15/11/2025
**Property Type:** House (Res)

Agent Comments



**29 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)**

4 2 3

**Price:** $1,950,000
**Method:** Private Sale
**Date:** 11/09/2025
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 12140.57 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.

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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