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	16 Brogil Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,415,000 Property Type House Suburb North Warrandyte

Period - From 27/05/2024 to 26/05/2025 Source Property Data

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	16 Weerona Way NORTH WARRANDYTE 3113	$1,250,000	15/03/2025
2	254 Research Warrandyte Rd NORTH WARRANDYTE 3113	$1,250,000	31/01/2025
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: 27/05/2025 11:15

16 Brogil Road, North Warrandyte Vic 3113



4 3 0

Property Type: House
Land Size: 2375 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
27/05/2024 - 26/05/2025: $1,415,000

Comparable Properties



16 Weerona Way NORTH WARRANDYTE 3113 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 4116 sqm approx

Agent Comments



254 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 31/01/2025
Property Type: House (Res)
Land Size: 1873 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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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