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	120 Brackenbury Street, Warrandyte Vic 3113

Indicative selling price

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

Range between $890,000 & $950,000

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	57-59 Kangaroo Ground-warrandyte Rd KANGAROO GROUND 3097	$925,000	01/03/2025
2	89 Melbourne Hill Rd WARRANDYTE 3113	$900,000	05/02/2025
3	125 Brackenbury St WARRANDYTE 3113	$1,070,000	29/01/2025

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: 22/07/2025 11:07

120 Brackenbury Street, Warrandyte Vic 3113

BARRYPLANT



3 2 2

Property Type: House
Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties

57-59 Kangaroo Ground-warrandyte Rd KANGAROO GROUND 3097 (REI)

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Price: $925,000
Method:
Date: 01/03/2025
Property Type: House

Agent Comments



89 Melbourne Hill Rd WARRANDYTE 3113 (REI/VG)

3 1 1

Price: $900,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 957 sqm approx

Agent Comments



125 Brackenbury St WARRANDYTE 3113 (REI/VG)

3 3 4

Price: $1,070,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 849 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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