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	161 Brackenbury Street, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	89 Brackenbury St WARRANDYTE 3113	$1,250,000	10/07/2025
2	86 Brackenbury St WARRANDYTE 3113	$1,210,000	28/06/2025
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: 03/09/2025 16:33

161 Brackenbury Street, Warrandyte Vic 3113

JellisCraig

Chris Chapman
0421 736 592
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4 2 0

Property Type: House
Land Size: 1279 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties



89 Brackenbury St WARRANDYTE 3113 (REI/VG)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 10/07/2025
Property Type: House (Res)
Land Size: 1010 sqm approx

Agent Comments



86 Brackenbury St WARRANDYTE 3113 (REI)

4 2 2

Price: $1,210,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 1277 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.

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