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 Carol Court, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,365,000 Property Type House Suburb Warrandyte

Period - From 01/07/2024 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	86 Brackenbury St WARRANDYTE 3113	$1,210,000	28/06/2025
2	16 Mitchell Av WARRANDYTE 3113	$1,125,000	26/06/2025
3	88 Melbourne Hill Rd WARRANDYTE 3113	$1,170,000	08/04/2025

OR

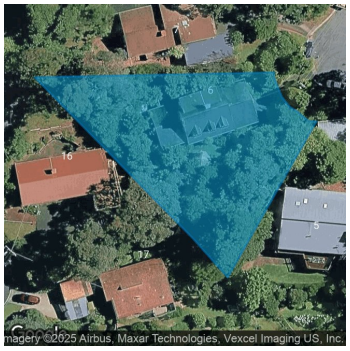
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/09/2025 12:26

6 Carol Court, Warrandyte Vic 3113

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2025: $1,365,000

Comparable Properties



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



16 Mitchell Av WARRANDYTE 3113 (REI/VG)

5 3 6

Price: $1,125,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 1104 sqm approx

Agent Comments



88 Melbourne Hill Rd WARRANDYTE 3113 (REI/VG)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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