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 | 20 Bradleys Lane, North Warrandyte Vic 3113 |

## Indicative selling price

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

Range between $1,600,000 & $1,750,000

## Median sale price

Median price $1,475,000 Property Type House Suburb North 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 | 6 Castle Rd NORTH WARRANDYTE 3113 | $1,600,000 | 16/08/2025 |
| 2 | 13-15 Hutchinson Av WARRANDYTE 3113 | $1,550,000 | 10/05/2025 |
| 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: 03/10/2025 13:51

# 20 Bradleys Lane, North Warrandyte Vic 3113

JellisCraig

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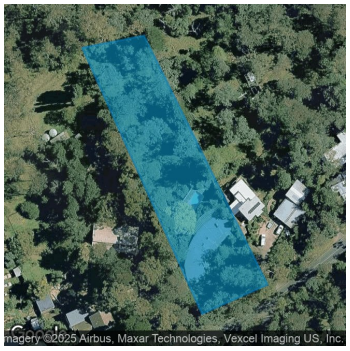


4 2 2

**Property Type:** House
**Land Size:** 3,967m2 sqm approx

Agent Comments

**Indicative Selling Price**
$1,600,000 - $1,750,000
**Median House Price**
Year ending June 2025: $1,475,000

## Comparable Properties



**6 Castle Rd NORTH WARRANDYTE 3113 (REI)**

3 3 2

**Price:** $1,600,000
**Method:** Private Sale
**Date:** 16/08/2025
**Property Type:** House (Res)
**Land Size:** 3064 sqm approx

Agent Comments



**13-15 Hutchinson Av WARRANDYTE 3113 (REI)**

4 2 4

**Price:** $1,550,000
**Method:** Private Sale
**Date:** 10/05/2025
**Property Type:** House
**Land Size:** 2655 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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