

# 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

11 Beaufort Rise, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,035,000

### Median sale price

Median price \$1,487,500 Property Type House Suburb Warrandyte

Period - From 01/05/2025 to 30/04/2026 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	18 Campbell Ct WARRANDYTE 3113	\$1,980,000	15/04/2026
2	15 Pound Rd WARRANDYTE 3113	\$1,850,000	11/03/2026
3	2 Aylesbury Way WARRANDYTE 3113	\$2,038,000	19/02/2026

**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: 01/05/2026 15:37

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**Indicative Selling Price**

\$1,850,000 - \$2,035,000

**Median House Price**

01/05/2025 - 30/04/2026: \$1,487,500



5 2 2

**Property Type:** House

**Land Size:** 4014 sqm approx

Agent Comments

## Comparable Properties



**18 Campbell Ct WARRANDYTE 3113 (REI)**

Agent Comments

5 2 2

**Price:** \$1,980,000

**Method:** Private Sale

**Date:** 15/04/2026

**Property Type:** House

**Land Size:** 4055 sqm approx



**15 Pound Rd WARRANDYTE 3113 (REI)**

Agent Comments

4 2 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 11/03/2026

**Property Type:** House

**Land Size:** 4208 sqm approx



**2 Aylesbury Way WARRANDYTE 3113 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$2,038,000

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** House

**Land Size:** 3999 sqm approx

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