

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

18 Amersham Drive, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,545,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2025

to

31/12/2025

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	10 Speers Ct WARRANDYTE 3113	\$2,300,000	26/01/2026
2	2 Campbell Ct WARRANDYTE 3113	\$2,750,000	12/12/2025
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:

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Dallas Taylor

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2025: \$1,545,000



 5  2  2

Property Type: House

Land Size: 3268 sqm approx

Agent Comments

Comparable Properties



10 Speers Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  3  3

Price: \$2,300,000

Method: Private Sale

Date: 26/01/2026

Property Type: House (Res)

Land Size: 4165 sqm approx



2 Campbell Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  2  2

Price: \$2,750,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 4251 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888