

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	19 Amersham Drive, Warrandyte Vic 3113
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Indicative selling price

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

Range between	\$1,880,000	&	\$1,980,000
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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	2 Arnold Dr DONVALE 3111	\$2,580,000	21/01/2026
2	36 Oakland Dr WARRANDYTE 3113	\$2,160,000	08/12/2025
3	5 Campbell Ct WARRANDYTE 3113	\$2,530,000	29/05/2025

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:

05/02/2026 15:53

**Property Type:** House**Land Size:** 5198 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.

Indicative Selling Price

\$1,880,000 - \$1,980,000

Median House Price

December quarter 2025: \$1,545,000

Comparable Properties

**2 Arnold Dr DONVALE 3111 (REI)****Price:** \$2,580,000**Method:** Private Sale**Date:** 21/01/2026**Property Type:** House**Land Size:** 4000 sqm approx**Agent Comments****36 Oakland Dr WARRANDYTE 3113 (REI)****Price:** \$2,160,000**Method:** Private Sale**Date:** 08/12/2025**Property Type:** House (Res)**Land Size:** 4000 sqm approx**Agent Comments****5 Campbell Ct WARRANDYTE 3113 (REI/VG)****Price:** \$2,530,000**Method:** Private Sale**Date:** 29/05/2025**Property Type:** House**Land Size:** 4048 sqm approx**Agent Comments**

Account - Barry Plant | P: 03 9842 8888