

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

24 St Muir Drive, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price	\$1,385,000	Property Type	House	Suburb	Warrandyte
Period - From	02/02/2025	to	01/02/2026	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	2 Arnold Dr DONVALE 3111	\$2,580,000	21/01/2026
2	2 Campbell Ct WARRANDYTE 3113	\$2,750,000	12/12/2025
3	6 Aylesbury Way WARRANDYTE 3113	\$3,140,000	08/10/2025

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:

02/02/2026 09:11

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5 2 4

Rooms: 7

Property Type: House

Land Size: 4009 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

02/02/2025 - 01/02/2026: \$1,385,000

Comparable Properties



2 Arnold Dr DONVALE 3111 (REI)

5 4 2

Agent Comments

Price: \$2,580,000

Method: Private Sale

Date: 21/01/2026

Property Type: House

Land Size: 4000 sqm approx



2 Campbell Ct WARRANDYTE 3113 (REI)

5 2 2

Agent Comments

Price: \$2,750,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 4251 sqm approx



6 Aylesbury Way WARRANDYTE 3113 (REI/VG)

5 2 3

Agent Comments

Price: \$3,140,000

Method: Private Sale

Date: 08/10/2025

Property Type: House

Land Size: 4000 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000