

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb Warrandyte

Period - From 01/04/2025 to 31/03/2026 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	18 Amersham Dr WARRANDYTE 3113	\$2,500,000	04/05/2026
2	7 St Muir Dr WARRANDYTE 3113	\$2,500,000	30/04/2026
3	10 Speers Ct WARRANDYTE 3113	\$2,300,000	28/01/2026

**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:

22/06/2026 09:49



**Property Type:** House

**Land Size:** 4010 sqm approx

Agent Comments

## Comparable Properties



**18 Amersham Dr WARRANDYTE 3113 (REI)**

Agent Comments



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 04/05/2026

**Property Type:** House

**Land Size:** 3268 sqm approx



**7 St Muir Dr WARRANDYTE 3113 (REI)**

Agent Comments



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 30/04/2026

**Property Type:** House (Res)

**Land Size:** 3010 sqm approx



**10 Speers Ct WARRANDYTE 3113 (REI/VG)**

Agent Comments



**Price:** \$2,300,000

**Method:** Expression of Interest

**Date:** 28/01/2026

**Property Type:** House (Res)

**Land Size:** 4165 sqm approx

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