

## 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

2 Aylesbury Way, Warrandyte Vic 3113

### Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Warrandyte

Period - From 29/01/2025 to 28/01/2026 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	6 Rimmer PI DONCASTER EAST 3109	\$2,300,000	23/11/2025
2	17 Monomeath Cl DONCASTER EAST 3109	\$2,300,000	06/09/2025
3	8 Treevalley Dr DONCASTER EAST 3109	\$2,260,000	16/08/2025

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:

29/01/2026 15:13



5 2 2

**Property Type:** House  
**Land Size:** 3999 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

29/01/2025 - 28/01/2026: \$1,375,000

## Comparable Properties



**6 Rimmer PI DONCASTER EAST 3109 (REI)**

4 3 4

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 23/11/2025  
**Property Type:** House (Res)  
**Land Size:** 985 sqm approx

**Agent Comments**



**17 Monomeath CI DONCASTER EAST 3109 (REI/VG)**

4 2 3

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx

**Agent Comments**



**8 Treevalley Dr DONCASTER EAST 3109 (REI/VG)**

5 4 4

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)  
**Land Size:** 896 sqm approx

**Agent Comments**