

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 206-210 Yarra Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Warrandyte

Period - From 01/04/2023 to 31/03/2024 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	15 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,111,000	14/03/2024
2	37 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	12/06/2024
3	42 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	21/02/2024

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: 17/06/2024 14:15

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Property Type: House (Previously Occupied - Detached)
Land Size: 740 sqm approx
[Agent Comments](#)

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending March 2024: \$1,450,000

Comparable Properties



15 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

[Agent Comments](#)

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Price: \$1,111,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 1250 sqm approx



37 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

[Agent Comments](#)

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Price: \$950,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 2734 sqm approx



42 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)

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Price: \$950,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 1496 sqm approx