

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 Hillcrest Road, Warrandyte South Vic 3134

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$2,505,000

Property Type

House

Suburb

Warrandyte South

Period - From

11/05/2025

to

10/05/2026

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	15 Hillcrest Rd WARRANDYTE SOUTH 3134	\$2,550,000	16/02/2026
2			
3			

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:

11/05/2026 15:35

24 Hillcrest Road, Warrandyte South Vic 3134



Robin Waterbury

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

11/05/2025 - 10/05/2026: \$2,505,000



4 3 2

Property Type: House (Previously Occupied - Detached)

Land Size: 38274 sqm approx

Agent Comments

Comparable Properties



15 Hillcrest Rd WARRANDYTE SOUTH 3134 (REI/VG)

Agent Comments

4 2 3

Price: \$2,550,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 35775 sqm approx

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.

Account - Fletchers | P: 03 9841 5788 | F: 9841 6588



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