

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

300 Yarra Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2025

to 31/12/2025

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	38 Webb St WARRANDYTE 3113	\$1,150,000	24/12/2025
2	30 Trezise St WARRANDYTE 3113	\$1,350,000	26/11/2025
3	161 Brackenbury St WARRANDYTE 3113	\$1,100,000	15/10/2025

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:

18/03/2026 10:06

300 Yarra Street, Warrandyte Vic 3113

FLETCHERS

Dominic Cruz

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2025: \$1,400,000



4 bedrooms 2 bathrooms 2 cars

Property Type: House (Previously Occupied - Detached)

Land Size: 904 sqm approx

Agent Comments

Comparable Properties



38 Webb St WARRANDYTE 3113 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,150,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 858 sqm approx



30 Trezise St WARRANDYTE 3113 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,350,000

Method: Private Sale

Date: 26/11/2025

Property Type: House (Res)

Land Size: 1173 sqm approx



161 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,100,000

Method: Private Sale

Date: 15/10/2025

Property Type: House

Land Size: 1271 sqm approx

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



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