

# 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 38 West End Road, 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 \$1,380,000 & \$1,500,000

### Median sale price

Median price \$1,670,000 Property Type House Suburb Warrandyte

Period - From 01/01/2026 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	9 Albert Rd NORTH WARRANDYTE 3113	\$1,395,000	20/05/2026
2	36 Fossickers Way WARRANDYTE 3113	\$1,500,000	01/05/2026
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.~~

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Traci Stella  
8841 4888  
0407 533 281  
tracistella@jellisrcraig.com.au



 4  2  2

**Property Type:** House  
**Land Size:** 1549 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,500,000  
**Median House Price**  
March quarter 2026: \$1,670,000

## Comparable Properties



**9 Albert Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,395,000  
**Method:** Private Sale  
**Date:** 20/05/2026  
**Property Type:** House (Res)  
**Land Size:** 1440 sqm approx



**36 Fossickers Way WARRANDYTE 3113 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 01/05/2026  
**Property Type:** House  
**Land Size:** 963 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 - Jellis Craig | P: 03 8841 4888**