

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

9 Albert Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,333,500

Property Type

House

Suburb

North 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	8 The Boulevard NORTH WARRANDYTE 3113	\$1,065,000	26/03/2026
2	8 Doleen Rd NORTH WARRANDYTE 3113	\$1,065,000	09/02/2026
3	82 Yarra St WARRANDYTE 3113	\$1,130,000	04/12/2025

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:

06/05/2026 10:33

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2026: \$1,333,500



3 2 2

Property Type: House

Land Size: 1440 sqm approx

Agent Comments

Comparable Properties



8 The Boulevard NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 6

Price: \$1,065,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 1061 sqm approx



8 Doleen Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,065,000

Method: Private Sale

Date: 09/02/2026

Property Type: House (Res)

Land Size: 1687 sqm approx



82 Yarra St WARRANDYTE 3113 (REI/VG)

Agent Comments

4 3 1

Price: \$1,130,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 1013 sqm approx