

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 40 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,540,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2024 to 31/12/2024 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	7 Charlotte Ct NORTH WARRANDYTE 3113	\$1,665,000	19/11/2024
2	9 Hamilton Rd NORTH WARRANDYTE 3113	\$1,732,500	16/10/2024
3	6 Morilla PI NORTH WARRANDYTE 3113	\$1,730,000	13/10/2024

OR

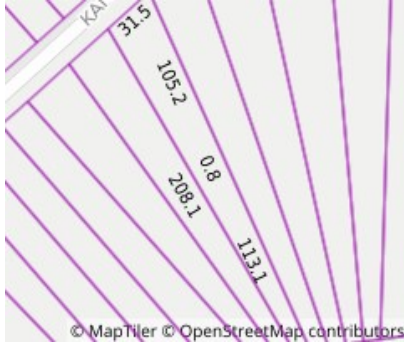
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/02/2025 09:33

40 Kangaroo Ground-warrandyte Road, North Warrandyte Vic
3113

**Jellis
Craig**

Chris Chapman
0421 736 592
chrischapman@jellisrcraig.com.au



Rooms: 8
Property Type: House
Land Size: 5000 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2024: \$1,540,000

Comparable Properties



7 Charlotte Ct NORTH WARRANDYTE 3113 (REI)

[Agent Comments](#)



Price: \$1,665,000
Method: Private Sale
Date: 19/11/2024
Property Type: House (Res)
Land Size: 7063 sqm approx



9 Hamilton Rd NORTH WARRANDYTE 3113 (REI/VG)

[Agent Comments](#)



Price: \$1,732,500
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 2708 sqm approx



6 Morilla PI NORTH WARRANDYTE 3113 (REI)

[Agent Comments](#)



Price: \$1,730,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Land Size: 7041 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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