

# 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

25 Dingley Dell Road, North 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,317,500

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2021

to

30/09/2022

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	94 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,380,000	16/08/2022
2	103 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,330,000	03/09/2022
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:

27/10/2022 10:07



4 2 2

**Property Type:** House  
**Land Size:** 2245 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending September 2022: \$1,317,500

## Comparable Properties



**94 Kangaroo Ground Warrandyte Rd NORTH  
WARRANDYTE 3113 (REI)**

3 2 4

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 16/08/2022  
**Property Type:** House  
**Land Size:** 4407 sqm approx

**Agent Comments**

Larger block, however home had less accommodation



**103 Research Warrandyte Rd NORTH  
WARRANDYTE 3113 (REI)**

4 2 3

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 03/09/2022  
**Property Type:** House  
**Land Size:** 849 sqm approx

**Agent Comments**

More modern home on a smaller block

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.