

# 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

30 Waratah Street, St Andrews VIC 3761

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,600,000

### Median sale price

Median price

\$920,000

Property Type

House

Suburb

St Andrews

Period - From

01/08/2024

to

31/01/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
131 School Road St Andrews VIC	\$1,625,000	08/11/2024

This Statement of Information was prepared on:

01/02/2025

30 Waratah Street, St Andrews VIC 3761



 4  2  6

Property Type: House

Daniel Brittain

99893377

0433 066 217

dbrittain@morrisonkleeman.com.au

Indicative Selling Price

-

Median House Price

Year ending January 2025: \$920,000

## Comparable Properties



131 School Road St Andrews VIC

 4   2

Price: \$1,625,000

Date: 08/11/2024

Property Type: House

Land Size: 89873.560102 sqm approx

Account - Morrison Kleeman Diamond Creek | P: 9989 3377