

# 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

26 Fossickers Way, 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

\$1,090,000

&

\$1,190,000

### Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Warrandyte

Period - From

12/08/2024

to

11/02/2025

Source

pdol

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Third St, Warrandyte Vic	\$1,280,000	27/01/2025
6 Karen Ct, Warrandyte Vic	\$1,120,000	16/09/2024
4 Drysdale Rd, Warrandyte Vic	\$1,160,000	03/01/2025

This Statement of Information was prepared on:

12/02/2025