

# 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 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)

Single price \$1,350,000

### Median sale price

Median price \$1,445,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2024

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	24 Third St WARRANDYTE 3113	\$1,280,000	27/01/2025
2	25 Everard Dr WARRANDYTE 3113	\$1,430,000	24/12/2024
3	9 Mopoke Hill Rd WARRANDYTE 3113	\$1,330,000	30/11/2024

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:

12/02/2025 17:13

30 Fossickers Way, Warrandyte Vic 3113



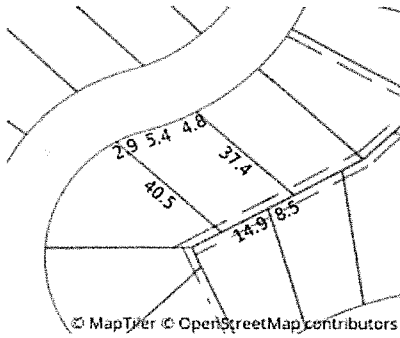
Isaac Fakhri  
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0499 425 715

isaac@billschlink.com.au

**Indicative Selling Price**  
\$1,350,000

**Median House Price**

Year ending December 2024: \$1,445,000



**Property Type:**  
**Agent Comments**

## Comparable Properties

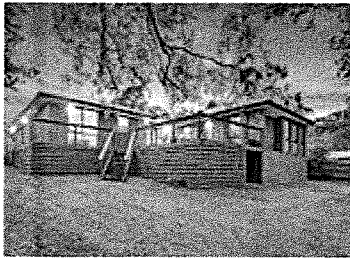


**24 Third St WARRANDYTE 3113 (REI)**

**Agent Comments**



**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 27/01/2025  
**Property Type:** House (Res)  
**Land Size:** 1434 sqm approx

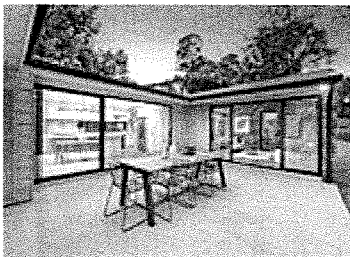


**25 Everard Dr WARRANDYTE 3113 (REI)**

**Agent Comments**



**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** House  
**Land Size:** 1214 sqm approx



**9 Mopoke Hill Rd WARRANDYTE 3113 (REI)**

**Agent Comments**



**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 30/11/2024  
**Property Type:** House  
**Land Size:** 792 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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