

# 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

46 Dingley Dell Road, North Warrandyte Vic 3113

### Indicative selling price

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

Single price

\$1,099,000

### Median sale price

Median price

\$1,466,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/01/2024

to

31/03/2024

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	15 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,111,000	14/03/2024
2	75 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,100,000	01/05/2024
3	42 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	21/02/2024

**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:

29/05/2024 16:38

46 Dingley Dell Road, North Warrandyte Vic 3113

**Jellis  
Craig**

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



3   2   1

**Property Type:** House  
**Land Size:** 1458 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,099,000  
**Median House Price**  
March quarter 2024: \$1,466,000

## Comparable Properties



**15 Dingley Dell Rd NORTH WARRANDYTE  
3113 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,111,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1250 sqm approx



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

**Agent Comments**

4   3   3

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House  
**Land Size:** 1225 sqm approx



**42 Dingley Dell Rd NORTH WARRANDYTE  
3113 (REI/VG)**

**Agent Comments**

4   1   -

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House  
**Land Size:** 1496 sqm approx

This home had just one bathroom and was in original condition

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



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