

# 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

44 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb North Warrandyte

Period - From 07/10/2023 to 06/10/2024 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	37 The Boulevard NORTH WARRANDYTE 3113	\$910,000	01/10/2024
2	46 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,040,000	03/07/2024
3	288 Yarra St WARRANDYTE 3113	\$980,888	30/04/2024

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:

07/10/2024 15:27

44 Dingley Dell Road, North Warrandyte Vic 3113

**Jellis  
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

07/10/2023 - 06/10/2024: \$1,450,000



**Property Type:**

Agent Comments

## Comparable Properties



**37 The Boulevard NORTH WARRANDYTE 3113 (REI)**

Agent Comments

smaller home



**Price:** \$910,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** House (Res)

**Land Size:** 1475 sqm approx



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

Agent Comments

Extra study, more updated, has a studio



**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 03/07/2024

**Property Type:** House

**Land Size:** 1458 sqm approx



**288 Yarra St WARRANDYTE 3113 (REI/VG)**

Agent Comments

smaller block, location heart of Warrandyte



**Price:** \$980,888

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** House

**Land Size:** 891 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.