Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,550,000

Property offered for sale

	18 Webb Street, Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,512,500	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

13-15 Hutchinson Av WARRANDYTE 3113

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	2 Judith Av WARRANDYTE 3113	\$1,400,000	18/06/2025
2	7 Judith Av WARRANDYTE 3113	\$1,475,000	28/05/2025

OR

3

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:	17/07/2025 10:34



10/05/2025



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

> **Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** June quarter 2025: \$1,512,500









Property Type: Land Land Size: 2783 sqm approx

Agent Comments

Comparable Properties



2 Judith Av WARRANDYTE 3113 (REI)







Price: \$1,400,000

Method: Expression of Interest

Date: 18/06/2025

Property Type: House (Res) Land Size: 831 sqm approx

Agent Comments



7 Judith Av WARRANDYTE 3113 (REI)





Agent Comments

Price: \$1,475,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 849 sqm approx



13-15 Hutchinson Av WARRANDYTE 3113 (REI)



Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 10/05/2025 Property Type: House Land Size: 2655 sqm approx

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





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