## 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	24 West End Road, Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000
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#### Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/07/2025	to	30/09/2025		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	2 Judith Av WARRANDYTE 3113	\$1,400,000	18/06/2025
2	113 Bradleys La NORTH WARRANDYTE 3113	\$1,951,300	26/05/2025
3	31 Yarra St WARRANDYTE 3113	\$1,700,000	14/04/2025

#### 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:	22/10/2025 10:17







**=** 5 **=** 3 **=** 2

Property Type: House Land Size: 1337 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price September quarter 2025: \$1,450,000

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.

# Comparable Properties



2 Judith Av WARRANDYTE 3113 (REI/VG)

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**—** 

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**3** 

**Price:** \$1,400,000

Method: Expression of Interest

Date: 18/06/2025

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

**Agent Comments** 



113 Bradleys La NORTH WARRANDYTE 3113 (REI)

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**Agent Comments** 

Price: \$1,951,300 Method: Private Sale Date: 26/05/2025 Property Type: House Land Size: 4592 sqm approx



31 Yarra St WARRANDYTE 3113 (REI/VG)

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Agent Comments

Price: \$1,700,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 1449 sqm approx

Account - Barry Plant | P: 03 9842 8888





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