

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

35 Kruses Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2024

to

31/03/2025

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	40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,570,000	29/05/2025
2	5 Yarra River Ct NORTH WARRANDYTE 3113	\$1,535,000	18/01/2025
3			

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:

26/06/2025 11:26



Rooms: 9
Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
Year ending March 2025: \$1,465,000

Comparable Properties



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

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 4202 sqm approx



5 Yarra River Ct NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,535,000
Method: Private Sale
Date: 18/01/2025
Property Type: House
Land Size: 6775 sqm approx

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.