Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	400 Ringwood-Warrandyte 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 \$2,400,000	&	\$2,600,000
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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

7,01	aress of comparable property	1 1100	Date of Sale
1	99-103 Webb St WARRANDYTE 3113	\$2,625,000	26/08/2025
2	54-56 Anzac Rd WARRANDYTE SOUTH 3134	\$2,627,000	12/06/2025
3	14-16 Grandview Rd WARRANDYTE 3113	\$1,827,000	19/05/2025

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:	19/11/2025 13:26



Date of sale







Property Type: House Land Size: 7154 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** September quarter 2025: \$1,450,000

Comparable Properties



99-103 Webb St WARRANDYTE 3113 (REI)

Price: \$2,625,000 Method: Private Sale Date: 26/08/2025

Property Type: House (Res) Land Size: 8242 sqm approx **Agent Comments**



54-56 Anzac Rd WARRANDYTE SOUTH 3134 (REI)

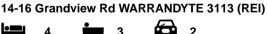




Agent Comments

Price: \$2,627,000 Method: Private Sale Date: 12/06/2025 Property Type: House

Land Size: 8734 sqm approx





Agent Comments



Price: \$1,827,000 Method: Private Sale Date: 19/05/2025 Property Type: House Land Size: 8174 sqm approx

Account - Barry Plant | P: 03 9842 8888





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