

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

48 Valias Street, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

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	61 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,535,000	19/02/2025
2			
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 10:10

48 Valias Street, North Warrandyte Vic 3113



John Le Gros
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Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

Year ending March 2025: \$1,465,000



4 2 2

Property Type: House
Land Size: 1375 sqm approx
Agent Comments

Comparable Properties



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

Agent Comments

4 3 2

Price: \$1,535,000
Method: Private Sale
Date: 19/02/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1232 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.

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



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