

# 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 52 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,125,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb North 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	50 Osborne Rd NORTH WARRANDYTE 3113	\$2,325,000	20/09/2025
2	29 Danita Dr NORTH WARRANDYTE 3113	\$1,950,000	11/09/2025
3	15 Pigeon Bank Rd NORTH WARRANDYTE 3113	\$1,920,000	11/07/2025

**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:

10/12/2025 13:56



5   4   4

**Property Type:** House  
**Land Size:** 4292 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,125,000  
**Median House Price**  
September quarter 2025: \$1,600,000

## Comparable Properties



**50 Osborne Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

5   2   5

**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 4220 sqm approx



**29 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 11/09/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 12140.57 sqm approx



**15 Pigeon Bank Rd NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,920,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** House (Res)  
**Land Size:** 5690 sqm approx

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