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	72 Webb Street, Warrandyte Vic 3113
Including suburb and	•
postcode	

Indicative selling price

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

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

Add	dress of comparable property	Price	Date of sale
1	10 Betton Cr WARRANDYTE 3113	\$1,800,000	22/10/2025
2	22-24 Betton Cr WARRANDYTE 3113	\$1,540,000	29/07/2025
3	40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,570,000	29/05/2025

OR

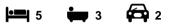
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2025 12:10
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Property Type: House Land Size: 4050 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price September quarter 2025: \$1,450,000

Comparable Properties



10 Betton Cr WARRANDYTE 3113 (REI)

2

Price: \$1,800,000 Method: Private Sale Date: 22/10/2025 Property Type: House

Land Size: 1600 sqm approx

Agent Comments



22-24 Betton Cr WARRANDYTE 3113 (REI)



Price: \$1,540,000 Method: Private Sale Date: 29/07/2025 Property Type: House Land Size: 5583 sqm approx **Agent Comments**



40 Kangaroo Ground Warrandyte Rd NORTH

WARRANDYTE 3113 (REI/VG)

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

Account - VICPROP | P: 03 8888 1011





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