

# 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

8 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)

Range between \$1,850,000 & \$1,980,000

### 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 | 29 Danita Dr NORTH WARRANDYTE 3113    | \$1,950,000 | 11/09/2025   |
| 2 | 113 Bradleys La NORTH WARRANDYTE 3113 | \$1,951,300 | 26/05/2025   |
| 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: 13/11/2025 10:32

8 Kangaroo Ground-warrandyte Road, North Warrandyte Vic  
3113

JellisCraig

Chris Chapman  
0421 736 592  
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 4  2  2

**Property Type:** House (Res)  
**Land Size:** 2295 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,980,000  
**Median House Price**  
September quarter 2025: \$1,600,000

## Comparable Properties



**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



**113 Bradleys La NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$1,951,300  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** House  
**Land Size:** 4592 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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