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	8 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,850,000	&	\$1,980,000
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Median sale price

Median price	\$1,600,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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
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Date of sale

8 Kangaroo Ground-warrandyte Road, North Warrandyte Vic

JellisCraig

Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





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

Agent Comments

Agent Comments

Comparable Properties



29 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)



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)

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



