

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 15 Cooks Crescent, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$1,333,500 Property Type House Suburb North Warrandyte

Period - From 01/01/2026 to 31/03/2026 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	179 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,191,000	17/03/2026
2	3 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,302,000	14/03/2026
3	43 Everard Dr WARRANDYTE 3113	\$1,330,000	17/12/2025

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: 04/06/2026 09:38



 4  2  2

Property Type: House
Land Size: 3372 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,220,000 - \$1,320,000
Median House Price
 March quarter 2026: \$1,333,500

Comparable Properties



179 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,191,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 973 sqm approx



3 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 5  3  2

Price: \$1,302,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 7210 sqm approx



43 Everard Dr WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,330,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 945 sqm approx

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