

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

3 Dingley Close, North Warrandyte Vic 3113

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,600,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="North Warrandyte"/>
Period - From	<input type="text" value="01/07/2025"/>	to	<input type="text" value="30/09/2025"/>	Source	<input type="text" value="REIV"/>

Comparable property sales (*Delete A or B below as applicable)

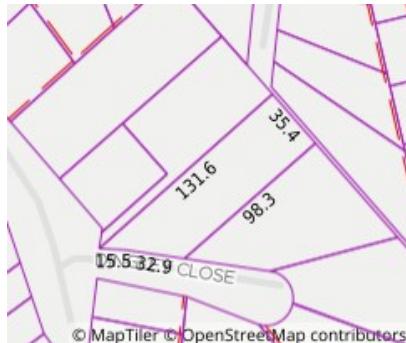
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	47a Blooms Rd NORTH WARRANDYTE 3113	\$1,500,000	16/12/2025
2	135 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,250,000	01/12/2025
3	3 Morilla PI NORTH WARRANDYTE 3113	\$1,180,000	27/10/2025

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:



Property Type: House

Land Size: 4017 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2025: \$1,600,000

Comparable Properties



47a Blooms Rd NORTH WARRANDYTE 3113 (REI)



Price: \$1,500,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 8577 sqm approx

[Agent Comments](#)



135 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)



Price: \$1,250,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 4033 sqm approx

[Agent Comments](#)



3 Morilla PI NORTH WARRANDYTE 3113 (REI)



Price: \$1,180,000

Method: Private Sale

Date: 27/10/2025

Property Type: House (Res)

Land Size: 5650 sqm approx

[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888