

# 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

68 Melbourne Hill Road, 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 \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,450,000 Property 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	Price	Date of sale
1	82 Yarra St WARRANDYTE 3113	\$1,130,000	04/12/2025
2	69 Brackenbury St WARRANDYTE 3113	\$840,000	10/11/2025
3	36 Pound Rd WARRANDYTE 3113	\$1,163,000	06/11/2025

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: 18/12/2025 13:01



 4    2    4

**Property Type:** House  
**Land Size:** 929 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000  
**Median House Price**  
September quarter 2025: \$1,450,000

## Comparable Properties



82 Yarra St WARRANDYTE 3113 (REI)

**Agent Comments**

 4    3    1

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 1013 sqm approx



69 Brackenbury St WARRANDYTE 3113 (REI)

**Agent Comments**

 3    2    2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House  
**Land Size:** 1014 sqm approx



36 Pound Rd WARRANDYTE 3113 (REI)

**Agent Comments**

 3    1    2

**Price:** \$1,163,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** House (Res)  
**Land Size:** 777 sqm approx

**Account - Barry Plant** | P: 03 9842 8888