

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 68 Melbourne Hill Road, Warrandyte Vic 3113
Including suburb and postcode

Indicative selling price

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

Range between \$1,080,000 & \$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



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)



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

[Agent Comments](#)



69 Brackenbury St WARRANDYTE 3113 (REI)



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

[Agent Comments](#)



36 Pound Rd WARRANDYTE 3113 (REI)



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

[Agent Comments](#)

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