

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 51 Weerona Way, 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 \$1,480,000 & \$1,580,000

Median sale price

Median price	\$1,530,000	Property Type	House	Suburb	North Warrandyte
Period - From	01/10/2025	to	31/12/2025	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	21 Weerona Way NORTH WARRANDYTE 3113	\$1,588,000	27/11/2025
2	67 Bradleys La NORTH WARRANDYTE 3113	\$1,400,000	29/07/2025
3	34 Bradleys La NORTH WARRANDYTE 3113	\$1,400,000	01/07/2025

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:

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Property Type: House
Land Size: 4108 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

December quarter 2025: \$1,530,000

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.

Comparable Properties



21 Weerona Way NORTH WARRANDYTE 3113 (REI)



Price: \$1,588,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 4530 sqm approx

[Agent Comments](#)



67 Bradleys La NORTH WARRANDYTE 3113 (REI/VG)



Price: \$1,400,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 5019 sqm approx

[Agent Comments](#)



34 Bradleys La NORTH WARRANDYTE 3113 (REI/VG)



Price: \$1,400,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 3194 sqm approx

[Agent Comments](#)

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