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	9 Albert Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	8 The Boulevard NORTH WARRANDYTE 3113	$1,065,000	26/03/2026
2	8 Doleen Rd NORTH WARRANDYTE 3113	$1,065,000	09/02/2026
3	82 Yarra St WARRANDYTE 3113	$1,130,000	04/12/2025

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: 14/05/2026 15:19

9 Albert Road, North Warrandyte Vic 3113

David Moskovic
8841 4888
0435 311 685
davidmoskovic@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 1440 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2026: $1,333,500

Comparable Properties



8 The Boulevard NORTH WARRANDYTE 3113 (REI)

4 2 6

Price: $1,065,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 1061 sqm approx

Agent Comments



8 Doleen Rd NORTH WARRANDYTE 3113 (REI)

4 2 2

Price: $1,065,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 1687 sqm approx

Agent Comments



82 Yarra St WARRANDYTE 3113 (REI/VG)

4 3 1

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

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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