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	38 West End Road, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,670,000 Property Type House Suburb 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	36 Fossickers Way WARRANDYTE 3113	$1,500,000	01/05/2026
2	7 Carol Ct WARRANDYTE 3113	$1,410,000	22/02/2026
3			

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: 18/06/2026 14:55

38 West End Road, Warrandyte Vic 3113

JellisCraig

Traci Stella
8841 4888
0407 533 281
tracistella@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 1549 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
March quarter 2026: $1,670,000

Comparable Properties



36 Fossickers Way WARRANDYTE 3113 (REI)

5 3 2

Price: $1,500,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 963 sqm approx

Agent Comments



7 Carol Ct WARRANDYTE 3113 (REI)

5 2 4

Price: $1,410,000
Method: Private Sale
Date: 22/02/2026
Property Type: House
Land Size: 970 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE | propertydata.com.au

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