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	379 Heidelberg-Warrandyte Road, Warrandyte Vic 3113

Indicative selling price

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

Single price $995,000

Median sale price

Median price $1,445,000 Property Type House Suburb Warrandyte

Period - From 01/01/2024 to 31/12/2024 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	13 Mopoke Hill Rd WARRANDYTE 3113	$990,000	17/02/2025
2	33 Brackenbury St WARRANDYTE 3113	$970,000	17/01/2025
3	29 Fossickers Way WARRANDYTE 3113	$980,000	01/01/2025

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: 25/02/2025 10:06

379 Heidelberg-Warrandyte Road, Warrandyte Vic 3113

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 3 3

Property Type: House
Land Size: 1176 sqm approx

Agent Comments

Indicative Selling Price
$995,000
Median House Price
Year ending December 2024: $1,445,000

Comparable Properties



13 Mopoke Hill Rd WARRANDYTE 3113 (REI)

4 1 1

Price: $990,000
Method: Private Sale
Date: 17/02/2025
Property Type: House (Res)
Land Size: 1190 sqm approx

Agent Comments



33 Brackenbury St WARRANDYTE 3113 (REI)

3 2 1

Price: $970,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 1177 sqm approx

Agent Comments



29 Fossickers Way WARRANDYTE 3113 (REI)

4 2 2

Price: $980,000
Method: Private Sale
Date: 01/01/2025
Property Type: House
Land Size: 793 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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