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	33-37 Grandview Road, Warrandyte Vic 3113

Indicative selling price

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

Range between $2,595,000 & $2,700,000

Median sale price

Median price $1,512,500 Property Type House Suburb Warrandyte

Period - From 01/04/2025 to 30/06/2025 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	99-103 Webb St WARRANDYTE 3113	$2,625,000	26/08/2025
2	156 Webb St WARRANDYTE 3113	$2,600,000	30/03/2025
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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: 03/09/2025 17:47

33-37 Grandview Road, Warrandyte Vic 3113



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Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 26169 sqm approx

Agent Comments

Indicative Selling Price
$2,595,000 - $2,700,000
Median House Price
June quarter 2025: $1,512,500

Comparable Properties



99-103 Webb St WARRANDYTE 3113 (REI)

4 2 6

Price: $2,625,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 8242 sqm approx

Agent Comments



156 Webb St WARRANDYTE 3113 (VG)

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Price: $2,600,000
Method: Sale
Date: 30/03/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 66731 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.

Account - Hoskins | P: 03 9722 9755

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