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	35 Kruses Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,465,000 Property Type House Suburb North Warrandyte

Period - From 01/04/2024 to 31/03/2025 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	40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	$1,570,000	29/05/2025
2	5 Yarra River Ct NORTH WARRANDYTE 3113	$1,535,000	18/01/2025
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: 26/06/2025 11:26

35 Kruses Road, North Warrandyte Vic 3113

Chris Chapman
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Rooms: 9
Property Type: House
Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending March 2025: $1,465,000

Comparable Properties



40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

4 2 2

Price: $1,570,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 4202 sqm approx

Agent Comments



5 Yarra River Ct NORTH WARRANDYTE 3113 (REI/VG)

4 3 2

Price: $1,535,000
Method: Private Sale
Date: 18/01/2025
Property Type: House
Land Size: 6775 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.

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