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	52 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Single price $2,125,000

Median sale price

Median price $1,600,000 Property Type House Suburb North Warrandyte

Period - From 01/07/2025 to 30/09/2025 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	50 Osborne Rd NORTH WARRANDYTE 3113	$2,325,000	20/09/2025
2	29 Danita Dr NORTH WARRANDYTE 3113	$1,950,000	11/09/2025
3	15 Pigeon Bank Rd NORTH WARRANDYTE 3113	$1,920,000	11/07/2025

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: 10/12/2025 13:56

52 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

Chris Chapman
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5 4 4

Property Type: House
Land Size: 4292 sqm approx

Agent Comments

Indicative Selling Price
$2,125,000
Median House Price
September quarter 2025: $1,600,000

Comparable Properties



50 Osborne Rd NORTH WARRANDYTE 3113 (REI)

5 2 5

Price: $2,325,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 4220 sqm approx

Agent Comments



29 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)

4 2 3

Price: $1,950,000
Method: Private Sale
Date: 11/09/2025
Rooms: 6
Property Type: House (Res)
Land Size: 12140.57 sqm approx

Agent Comments



15 Pigeon Bank Rd NORTH WARRANDYTE 3113 (REI/VG)

4 3 2

Price: $1,920,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 5690 sqm approx

Agent Comments

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