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	339 Warburton Highway, Wandin North Vic 3139

Indicative selling price

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

Range between $760,000 & $810,000

Median sale price

Median price $942,250 Property Type House Suburb Wandin North

Period - From 01/10/2024 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	13 Victory Av WANDIN NORTH 3139	$857,000	27/08/2025
2	1 Meadow Ct WANDIN NORTH 3139	$765,000	30/07/2025
3	10 Greenglades Ct WANDIN NORTH 3139	$797,500	17/07/2025

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: 14/11/2025 10:12

339 Warburton Highway, Wandin North Vic 3139

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 925 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $810,000
Median House Price
Year ending September 2025: $942,250

Comparable Properties



13 Victory Av WANDIN NORTH 3139 (REI/VG)

3 1 2

Price: $857,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments



1 Meadow Ct WANDIN NORTH 3139 (REI/VG)

3 1 4

Price: $765,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 859 sqm approx

Agent Comments



10 Greenglades Ct WANDIN NORTH 3139 (REI/VG)

3 2 2

Price: $797,500
Method: Private Sale
Date: 17/07/2025
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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