

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
72 Webb Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,545,000 Property Type House Suburb Warrandyte
Period - From 01/10/2025 to 31/12/2025 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	18 Webb St WARRANDYTE 3113	\$1,380,000	15/09/2025
2	22-24 Betton Cr WARRANDYTE 3113	\$1,540,000	29/07/2025
3	40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,570,000	29/05/2025

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:

23/01/2026 12:39



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Property Type: House

Land Size: 4050 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,545,000

Comparable Properties



18 Webb St WARRANDYTE 3113 (REI/VG)

5 2 -

Price: \$1,380,000

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 2786 sqm approx

Agent Comments



22-24 Betton Cr WARRANDYTE 3113 (REI)

5 3 3

Price: \$1,540,000

Method: Private Sale

Date: 29/07/2025

Property Type: House

Land Size: 5583 sqm approx

Agent Comments



40 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

4 2 2

Price: \$1,570,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 4202 sqm approx

Agent Comments

4 Bed, Study, 3 bath, 2 Car

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