

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 68 Melbourne Hill Road, Warrandyte Vic 3113
Including suburb and postcode

Indicative selling price

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

Single price \$1,180,000

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	38 Webb St WARRANDYTE 3113	\$1,150,000	24/12/2025
2	82 Yarra St WARRANDYTE 3113	\$1,130,000	04/12/2025
3	36 Pound Rd WARRANDYTE 3113	\$1,163,000	06/11/2025

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:

02/02/2026 11:05



Property Type: House

Land Size: 929 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,180,000

Median House Price

December quarter 2025: \$1,545,000

Comparable Properties



38 Webb St WARRANDYTE 3113 (REI)



4



2



2

[Agent Comments](#)

Price: \$1,150,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 858 sqm approx



82 Yarra St WARRANDYTE 3113 (REI)



4



3



1

[Agent Comments](#)

Price: \$1,130,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 1013 sqm approx



36 Pound Rd WARRANDYTE 3113 (REI/VG)



3



1



2

[Agent Comments](#)

Price: \$1,163,000

Method: Private Sale

Date: 06/11/2025

Property Type: House (Res)

Land Size: 777 sqm approx

Account - Barry Plant | P: 03 9842 8888