

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

99-103 Webb Street, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

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	54-56 Anzac Rd WARRANDYTE SOUTH 3134	\$2,627,000	12/06/2025
2			
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:

01/07/2025 11:06

David Moskovic
0435 311 685

david.moskovic@marshallwhite.com.au



 4  2  4

Property Type: House (Res)
Land Size: 8242 sqm approx
Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2025: \$1,360,000

Comparable Properties



54-56 Anzac Rd WARRANDYTE SOUTH 3134 (REI)

Agent Comments

 4  2  4

Price: \$2,627,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 8734 sqm approx

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.