

# 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

24 Dingley Dell Road, North Warrandyte VIC 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,190,000

&

\$1,290,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

North Warrandyte

Period - From

04/08/2025

to

02/02/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
7 Marbet Court North Warrandyte	\$1,205,000	22/10/2025
135 Research-Warrandyte Road North Warrandyte	\$1,250,000	20/10/2025

This Statement of Information was prepared on:

04/02/2026