## 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

2 Eden Valley Road, Warranwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,280,000	Pro	operty Type	Hou	se		Suburb	Warranwood
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	Address of comparable property		Date of sale
1	42 Little John Rd WARRANWOOD 3134	\$1,226,000	15/05/2025
2	1 Nandina CI WARRANWOOD 3134	\$1,240,000	15/03/2025
3	12 Oneill Way WARRANWOOD 3134	\$1,270,000	11/03/2025

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.

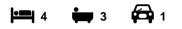
This Statement of Information was prepared on:

17/07/2025 13:40









**Property Type:** House **Land Size:** 1076 sqm approx Agent Comments Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2025: \$1,280,000

# **Comparable Properties**

42 Little John Rd WARRANWOOD 3134 (REI) 4 2 2 2 2 Price: \$1,226,000 Method: Private Sale Date: 15/05/2025 Property Type: House Land Size: 688 sqm approx	Agent Comments
1 Nandina CI WARRANWOOD 3134 (REI/VG)   1   4 1   2 2   2 2   2 2   2 2   2 2   2 2   3 2   2 2   2 2   2 2   2 2   3 2   2 2   2 2 <td< td=""><td>Agent Comments</td></td<>	Agent Comments
12 Oneill Way WARRANWOOD 3134 (REI/VG) 4 3 2 Price: \$1,270,000 Method: Private Sale Date: 11/03/2025 Property Type: House Land Size: 834 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9870 6211



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