

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 between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Warranwood

Period - From 01/07/2024 to 30/06/2025 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	42 Little John Rd WARRANWOOD 3134	\$1,226,000	15/05/2025
2	1 Nandina Cl 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

2 Eden Valley Road, Warranwood Vic 3134

**Jellis
Craig**

Matt Lockyer

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2025: \$1,280,000



 4  3  1

Property Type: House

Land Size: 1076 sqm approx

Agent Comments

Comparable Properties



42 Little John Rd WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,226,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 688 sqm approx



1 Nandina CI WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Private Sale

Date: 15/03/2025

Property Type: House

Land Size: 743 sqm approx



12 Oneill Way WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,270,000

Method: Private Sale

Date: 11/03/2025

Property Type: House

Land Size: 834 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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