

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

4 Highfield Avenue, 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	57 Eden Valley Rd WARRANWOOD 3134	\$1,220,000	16/05/2025
2	42 Little John Rd WARRANWOOD 3134	\$1,226,000	15/05/2025
3	50 Settlers Hill Cr CROYDON HILLS 3136	\$1,260,000	01/05/2025

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:

22/07/2025 11:28

4 Highfield Avenue, Warranwood Vic 3134



Lachlan Williams

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Indicative Selling Price

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

Median House Price

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



Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 746 sqm approx

Agent Comments

Comparable Properties



57 Eden Valley Rd WARRANWOOD 3134 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 810 sqm approx



42 Little John Rd WARRANWOOD 3134 (REI)

Agent Comments



Price: \$1,226,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 688 sqm approx



50 Settlers Hill Cr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 717 sqm approx

Account - Hoskins | P: 03 9722 9755



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