

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

31 Tanbridge Way, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,580,000

&

\$1,670,000

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	4 Applegum CI CROYDON HILLS 3136	\$1,625,000	26/06/2025
2	47 Lakeside Cr CROYDON HILLS 3136	\$1,618,000	19/05/2025
3	3 Karina CI CROYDON HILLS 3136	\$1,600,000	14/05/2025

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:

21/07/2025 13:49

Brittany Brown

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 5  3  2

Property Type: House

Land Size: 934 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,670,000

Median House Price

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

Comparable Properties



4 Applegum CI CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,625,000

Method: Private Sale

Date: 26/06/2025

Property Type: House

Land Size: 686 sqm approx



47 Lakeside Cr CROYDON HILLS 3136 (REI)

Agent Comments

 5  3  2

Price: \$1,618,000

Method: Private Sale

Date: 19/05/2025

Property Type: House (Res)

Land Size: 737 sqm approx



3 Karina CI CROYDON HILLS 3136 (REI)

Agent Comments

 5  2  2

Price: \$1,600,000

Method: Private Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 540 sqm approx

Account - Jellis Craig | P: 03 9870 6211