Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	31 Tanbridge Way, Warranwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,580,000	&	\$1,670,000
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Median sale price

Median price \$	\$1,280,000	Pro	perty Type	House		Suburb	Warranwood
Period - From 0	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

Au	diess of comparable property	1 1100	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



Date of sale

JellisCraig

Brittany Brown 9870 6211 0413 804 641 brittanybrown@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,670,000 **Median House Price** Year ending June 2025: \$1,280,000





Property Type: House Land Size: 934 sqm approx **Agent Comments**

Comparable Properties



4 Applegum CI CROYDON HILLS 3136 (REI)



Agent Comments

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

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

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





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