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	, a s s g s s s s s s s s s s
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,600,000	&	\$1,750,000
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Median sale price

Median price	\$1,280,000	Pro	perty 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

1	4 Applegum CI CROYDON HILLS 3136	\$1,625,000	26/06/2025
2	9 Collins PI RINGWOOD NORTH 3134	\$1,760,000	17/03/2025
3			

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:	15/07/2025 10:17



Date of sale



Matt Lockyer 9870 6211 0411 274 496

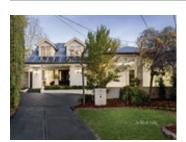
matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,750,000 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)

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Price: \$1,625,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 686 sqm approx **Agent Comments**



9 Collins PI RINGWOOD NORTH 3134 (REI/VG)

Price: \$1,760,000 **Method:** Private Sale **Date:** 17/03/2025

Property Type: House (Res) Land Size: 849 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 9870 6211



