

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

1 Farrer Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,290,000

&

\$1,370,000

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	3 Tanbridge Way WARRANWOOD 3134	\$1,370,000	18/06/2025
2	4 Howqua Ct WARRANWOOD 3134	\$1,360,000	03/06/2025
3	4 Nalinga Ct WARRANWOOD 3134	\$1,305,000	16/03/2025

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:

28/07/2025 13:56

1 Farrer Court, Warranwood Vic 3134

**Jellis
Craig**

Mitch Grey

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Indicative Selling Price

\$1,290,000 - \$1,370,000

Median House Price

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



6 3 2

Property Type: House

Land Size: 817 sqm approx

Agent Comments

Comparable Properties



3 Tanbridge Way WARRANWOOD 3134 (REI)

Agent Comments

5 3 2

Price: \$1,370,000

Method: Private Sale

Date: 18/06/2025

Property Type: House

Land Size: 754 sqm approx



4 Howqua Ct WARRANWOOD 3134 (REI)

Agent Comments

5 2 2

Price: \$1,360,000

Method: Private Sale

Date: 03/06/2025

Property Type: House

Land Size: 844 sqm approx



4 Nalinga Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,305,000

Method: Private Sale

Date: 16/03/2025

Property Type: House (Res)

Land Size: 754 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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