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: 10 Berrywood Walk, Warranwood Vic 3134

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,280,000 Property Type House Suburb Warranwood

Period - From 01/07/2025 to 30/06/2026 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	12 Croydon Hills Dr CROYDON HILLS 3136	$1,190,000	25/07/2026
2			
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: 14/09/2026 13:01

10 Berrywood Walk, Warranwood Vic 3134

JellisCraig

Matt Lockyer
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Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
Year ending June 2026: $1,280,000



4 2 2

Property Type: House
Land Size: 804 sqm approx

Agent Comments

Comparable Properties



12 Croydon Hills Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,190,000
Method: Private Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 734 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.

REIV THE DIFFERENCE

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