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<br>Including suburb and postcode | 39 Tanbridge Way, Warranwood Vic 3134 |

## Indicative selling price

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

Single price $730,000

## Median sale price

Median price $795,000 Property Type Unit Suburb Warranwood

Period - From 27/04/2025 to 26/04/2026 Source Property Data

## 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 | 14 Aspen Ct WARRANWOOD 3134 | $800,000 | 27/10/2025 |
| 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: 27/04/2026 14:52

# 39 Tanbridge Way, Warranwood Vic 3134

JellisCraig

Gary Seaye
9725 0000
0412 173 217
garyseaye@jelliscraig.com.au




**Property Type:** Land
**Land Size:** 703 sqm approx

Agent Comments

**Indicative Selling Price**
$730,000
**Median Unit Price**
27/04/2025 - 26/04/2026: $795,000

## Comparable Properties




**14 Aspen Ct WARRANWOOD 3134 (REI)**

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**Price:** $800,000
**Method:** Private Sale
**Date:** 27/10/2025
**Property Type:** Land
**Land Size:** 840 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.



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