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: 71 Bemboka Road, Warranwood Vic 3134

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $1,276,000 Property Type House Suburb Warranwood

Period - From 01/10/2025 to 31/12/2025 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 | 11 Bridget Ct WARRANWOOD 3134 | $1,437,500 | 07/01/2026 |
| 2 | 5 Wyndarra Ct RINGWOOD 3134 | $1,528,000 | 05/12/2025 |
| 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: 11/03/2026 11:56

71 Bemboka Road, Warranwood Vic 3134

JellisCraig

Mike Wang
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4 2 2

**Property Type:** House
**Land Size:** 913 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
December quarter 2025: $1,276,000

## Comparable Properties

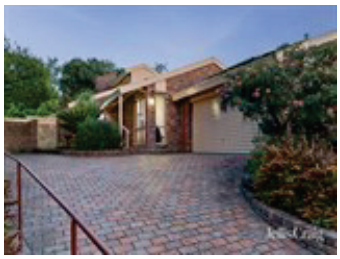


**11 Bridget Ct WARRANWOOD 3134 (REI/VG)**

5 2 2

**Price:** $1,437,500
**Method:** Private Sale
**Date:** 07/01/2026
**Property Type:** House
**Land Size:** 724 sqm approx

Agent Comments



**5 Wyndarra Ct RINGWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,528,000
**Method:** Auction Sale
**Date:** 05/12/2025
**Property Type:** House (Res)
**Land Size:** 896 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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