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: 34 Wellington Park Drive, Warranwood Vic 3134

Indicative selling price

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

Range between $1,180,000 & $1,280,000

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	6 Brookfield Pl WARRANWOOD 3134	$1,300,000	12/02/2026
2	37 Bemboka Rd WARRANWOOD 3134	$1,280,000	28/01/2026
3	2 Eden Valley Rd WARRANWOOD 3134	$1,203,000	05/12/2025

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: 25/02/2026 15:37

34 Wellington Park Drive, Warranwood Vic 3134

JellisCraig

Matt Lockyer
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Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
December quarter 2025: $1,276,000



4 2 2

Property Type: House
Land Size: 772 sqm approx

Agent Comments

Comparable Properties



6 Brookfield Pl WARRANWOOD 3134 (REI)

4 3 3

Price: $1,300,000
Method: Private Sale
Date: 12/02/2026
Property Type: House

Agent Comments



37 Bemboka Rd WARRANWOOD 3134 (REI)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments



2 Eden Valley Rd WARRANWOOD 3134 (REI/VG)

4 3 1

Price: $1,203,000
Method: Auction Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 1076 sqm approx

Agent Comments

REIV THE DIFFERENCE

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