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 York Court, Warranwood Vic 3134

Indicative selling price

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

Range between $1,340,000 & $1,400,000

Median sale price

Median price $1,292,500 Property Type House Suburb Warranwood

Period - From 01/01/2026 to 31/03/2026 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	4 Alexander Ct WARRANWOOD 3134	$1,356,000	21/01/2026
2	11 Bridget Ct WARRANWOOD 3134	$1,437,500	07/01/2026
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: 28/04/2026 12:18

1 York Court, Warranwood Vic 3134

Lachlan Williams
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Indicative Selling Price
$1,340,000 - $1,400,000
Median House Price
March quarter 2026: $1,292,500



5 2 2

Property Type: House
Land Size: 804 sqm approx

Agent Comments

Comparable Properties



4 Alexander Ct WARRANWOOD 3134 (REI/VG)

4 3 2

Price: $1,356,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 842 sqm approx

Agent Comments



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

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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