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	85 Little John Road, Warranwood Vic 3134

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,310,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 31/12/2023 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	3 Mcmahon Ct RINGWOOD NORTH 3134	$1,275,000	31/10/2023
2	15-17 Eden Valley Rd WARRANWOOD 3134	$1,195,000	27/10/2023
3	30 Reids La WARRANWOOD 3134	$1,180,000	22/12/2023

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: 24/01/2024 10:03

85 Little John Road, Warranwood Vic 3134

Lachlan Williams
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4 2 2

Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
December quarter 2023: $1,310,000

Comparable Properties



3 Mcmahon Ct RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,275,000
Method: Private Sale
Date: 31/10/2023
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



15-17 Eden Valley Rd WARRANWOOD 3134 (REI)

4 2 2

Price: $1,195,000
Method: Private Sale
Date: 27/10/2023
Property Type: House (Res)
Land Size: 1676 sqm approx

Agent Comments



30 Reids La WARRANWOOD 3134 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 22/12/2023
Rooms: 11
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments

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