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	7 Eliana Court, Warranwood Vic 3134

Indicative selling price

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

Range between $1,040,000 & $1,140,000

Median sale price

Median price $1,380,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 30/09/2024 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	23 Wandarra Way WARRANWOOD 3134	$1,025,000	03/10/2024
2	57 Bemboka Rd WARRANWOOD 3134	$1,200,000	14/08/2024
3	4 Bentley Ct WARRANWOOD 3134	$1,140,000	23/05/2024

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: 15/10/2024 16:16

7 Eliana Court, Warranwood Vic 3134

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4 2 2

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000 - $1,140,000
Median House Price
Year ending September 2024: $1,380,000

Comparable Properties



23 Wandarra Way WARRANWOOD 3134 (REI)

3 2 2

Price: $1,025,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 557 sqm approx

Agent Comments



57 Bemboka Rd WARRANWOOD 3134 (REI)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)
Land Size: 895 sqm approx

Agent Comments



4 Bentley Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,140,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 828 sqm approx

Agent Comments

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