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: 8 Wandarra Way, Warranwood Vic 3134

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,255,000 Property Type House Suburb Warranwood

Period - From 01/10/2024 to 30/09/2025 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	59 Tanbridge Way WARRANWOOD 3134	$1,155,000	05/07/2025
2	10 Settlers Hill Cr CROYDON HILLS 3136	$1,160,000	23/06/2025
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: 14/10/2025 12:30

8 Wandarra Way, Warranwood Vic 3134

JellisCraig

Matt Lockyer
9870 6211
0411 274 496
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4 2 2

Property Type: House
Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
Year ending September 2025: $1,255,000

Comparable Properties



59 Tanbridge Way WARRANWOOD 3134 (REI)

4 2 2

Price: $1,155,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments



10 Settlers Hill Cr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 23/06/2025
Property Type: House (Res)
Land Size: 702 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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