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	30 Braden Brae Drive, Warranwood Vic 3134

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,253,000 Property Type House Suburb Warranwood

Period - From 01/04/2025 to 30/06/2025 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	5 Samuel Beavis Pl CROYDON HILLS 3136	$1,580,000	06/09/2025
2	11 Cypress Pl RINGWOOD NORTH 3134	$1,550,000	08/07/2025
3	60 Highland Av CROYDON 3136	$1,550,000	28/06/2025

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: 22/09/2025 15:59

30 Braden Brae Drive, Warranwood Vic 3134



5 2 2

Property Type: House (Res)
Land Size: 1173 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2025: $1,253,000

Comparable Properties



5 Samuel Beavis Pl CROYDON HILLS 3136 (REI)

4 2 3

Price: $1,580,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 997 sqm approx

Agent Comments



11 Cypress Pl RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,550,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments



60 Highland Av CROYDON 3136 (REI)

4 2 2

Price: $1,550,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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