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	16 Penshurst Place, Warranwood Vic 3134

Indicative selling price

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

Range between $1,050,000 & $1,120,000

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	4 Royena Ct WARRANWOOD 3134	$1,100,000	09/08/2025
2			
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: 24/11/2025 12:47

16 Penshurst Place, Warranwood Vic 3134

JellisCraig

Sharyn de Vries
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3 2 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,120,000
Median House Price
Year ending September 2025: $1,255,000

Comparable Properties



4 Royena Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 725 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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