

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

10 Berrywood Walk, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,190,000

&

\$1,290,000

Median sale price

Median price \$1,280,000

Property Type House

Suburb Warranwood

Period - From 01/07/2025

to

30/06/2026

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	12 Croydon Hills Dr CROYDON HILLS 3136	\$1,190,000	25/07/2026
2	71 Bemboka Rd WARRANWOOD 3134	\$1,355,000	18/03/2026
3	34 Wellington Park Dr WARRANWOOD 3134	\$1,285,000	18/03/2026

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:

18/08/2026 11:29

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4 2 2

Property Type: House
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

Year ending June 2026: \$1,280,000

Comparable Properties



12 Croydon Hills Dr CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,190,000
Method: Private Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 734 sqm approx



71 Bamboka Rd WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,355,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 913 sqm approx



34 Wellington Park Dr WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,285,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 772 sqm approx

Account - Jellis Craig | P: 03 9870 6211