

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

2 Eden Valley Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,349,000

Property Type House

Suburb Warranwood

Period - From 01/04/2024

to

31/03/2025

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	6 Wendy CI WARRANWOOD 3134	\$1,470,000	12/03/2025
2	21 Hexham St WARRANWOOD 3134	\$1,340,000	08/02/2025
3	9 Landau Dr WARRANWOOD 3134	\$1,340,500	12/01/2025

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:

29/05/2025 15:02

2 Eden Valley Road, Warranwood Vic 3134

**Jellis
Craig**

Matt Lockyer

9870 6211

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matthewlockyer@jellisrcraig.com.au



4 3 1

Property Type: House

Land Size: 1076 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending March 2025: \$1,349,000

Comparable Properties



6 Wendy CI WARRANWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$1,470,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 1228 sqm approx



21 Hexham St WARRANWOOD 3134 (REI)

Agent Comments

4 2 3

Price: \$1,340,000

Method: Private Sale

Date: 08/02/2025

Property Type: House

Land Size: 667 sqm approx



9 Landau Dr WARRANWOOD 3134 (REI/VG)

Agent Comments

5 2 4

Price: \$1,340,500

Method: Private Sale

Date: 12/01/2025

Property Type: House (Res)

Land Size: 1728 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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