



STATEMENT OF INFORMATION

2 ILUKA STREET, WARNEET, VIC 3980

PREPARED BY JASON STIRLING, AGENTS' AGENCY NETWORK PARTNERS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 ILUKA STREET, WARNEET, VIC 3980

3 1 2

Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Jason Stirling, Agents'Agency Network Partners

MEDIAN SALE PRICE



WARNEET, VIC, 3980

Suburb Median Sale Price (House)

\$661,000

01 July 2025 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



112 SOUTH GIPPSLAND HWY, TOORADIN, VIC

3 2 2

Sale Price

***\$850,000**

Sale Date: 20/07/2026

Distance from Property: 6.3km



34 SEASONS DR, BOTANIC RIDGE, VIC 3977

3 2 2

Sale Price

***\$626,250**

Sale Date: 01/07/2026

Distance from Property: 8.2km



50 HOPETOUN RD, TOORADIN, VIC 3980

3 2 2

Sale Price

****\$1,400,000**

Sale Date: 22/06/2026

Distance from Property: 6.1km



This report has been compiled on 27/07/2026 by Agents'Agency Network Partners. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 ILUKA STREET, WARNEET, VIC 3980

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$661,000

Property type

House

Suburb

WARNEET

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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

112 SOUTH GIPPSLAND HWY, TOORADIN, VIC 3980	*\$850,000	20/07/2026
34 SEASONS DR, BOTANIC RIDGE, VIC 3977	*\$626,250	01/07/2026
50 HOPETOUN RD, TOORADIN, VIC 3980	**\$1,400,000	22/06/2026

This Statement of Information was prepared on:

27/07/2026