

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 Lyric Court, Warranwood Vic 3134

Indicative selling price

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

Single price

\$2,025,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Warranwood

Period - From

01/04/2025

to

31/03/2026

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	1 Wisteria Way WARRANWOOD 3134	\$2,142,000	05/11/2025
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:

13/04/2026 12:33

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Indicative Selling Price

\$2,025,000

Median House Price

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



3 3 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



1 Wisteria Way WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$2,142,000

Method: Private Sale

Date: 05/11/2025

Property Type: House

Land Size: 879 sqm approx

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.