

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

4-6 Omeo Parade, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	31 Daniel Ct WARRANWOOD 3134	\$1,287,000	29/07/2026
2	367 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,252,000	06/05/2026
3	9-11 Omeo Pde WARRANWOOD 3134	\$1,285,000	04/04/2026

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:

08/09/2026 11:32

Matt Lockyer
9870 6211
0411 274 496
matthewlockyer@jellisCraig.com.au



4 2 2

Property Type: House
Land Size: 1539 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

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

Comparable Properties



31 Daniel Ct WARRANWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$1,287,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 740 sqm approx



367 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 1

Price: \$1,252,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 1429 sqm approx



9-11 Omeo Pde WARRANWOOD 3134 (REI)

Agent Comments

4 2 4

Price: \$1,285,000
Method: Private Sale
Date: 04/04/2026
Property Type: House
Land Size: 1484 sqm approx

Account - Jellis Craig | P: 03 9870 6211