

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

6 Daniel Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	15 Bridget Ct WARRANWOOD 3134	\$1,250,000	01/04/2026
2	34 Wellington Park Dr WARRANWOOD 3134	\$1,285,000	18/03/2026
3	6 Brookfield PI WARRANWOOD 3134	\$1,300,000	12/02/2026

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:

06/07/2026 15:10



 4  2  2

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



15 Bridget Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,250,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 747 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



6 Brookfield PI WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,300,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 801 sqm approx