

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

8 Leena Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,276,000

Property Type House

Suburb Warranwood

Period - From 01/10/2025

to 31/12/2025

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	4 Merrill Cr CROYDON HILLS 3136	\$1,177,000	11/03/2026
2	16 Penshurst PI WARRANWOOD 3134	\$1,112,000	28/11/2025
3	16 Greengable Ct CROYDON HILLS 3136	\$1,130,000	05/11/2025

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:

01/04/2026 14:40



 3  2  2

Property Type: House (Res)

Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

December quarter 2025: \$1,276,000

Comparable Properties



4 Merrill Cr CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$1,177,000

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 659 sqm approx



16 Penshurst PI WARRANWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,112,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)

Land Size: 700 sqm approx



16 Greengable Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,130,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: House (Res)

Land Size: 990 sqm approx

Account - Barry Plant | P: 03 9722 7166