

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 5 Prue 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 10/03/2025 to 09/03/2026 Source Property Data

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	10 Sorrel Cr WARRANWOOD 3134	\$1,276,000	13/11/2025
2	17 Hexham St WARRANWOOD 3134	\$1,350,000	13/11/2025
3	20 Omeo Pde WARRANWOOD 3134	\$1,260,000	10/11/2025

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: 10/03/2026 09:34



4 3 2

Rooms: 8
Property Type: House
Land Size: 733 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 10/03/2025 - 09/03/2026: \$1,280,000

Comparable Properties



10 Sorrel Cr WARRANWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,276,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 972 sqm approx



17 Hexham St WARRANWOOD 3134 (REI/VG)

Agent Comments

4 3 2

Price: \$1,350,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 650 sqm approx



20 Omeo Pde WARRANWOOD 3134 (REI)

Agent Comments

4 2 5

Price: \$1,260,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 949 sqm approx

Account - Barry Plant | P: 03 9722 7166