

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

Single price

\$1,135,000

Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Warranwood

Period - From

27/04/2025

to

26/04/2026

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	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:

27/04/2026 15:50



3 2 2

Property Type: House
Land Size: 707 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,135,000
Median House Price
 27/04/2025 - 26/04/2026: \$1,285,000

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