

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

1/39 WARRANWOOD ROAD WARRANWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$902,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Warranwood

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

Address of comparable property	Price	Date of sale
5/45 WARRANWOOD ROAD WARRANWOOD VIC 3134	\$845,000	27-Aug-25

OR

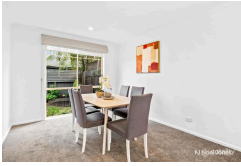
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 May 2026

Renato Barra

M 0434200860

E rbarra@barryplant.com.au



**5/45 WARRANWOOD ROAD
WARRANWOOD VIC 3134**

 3  2  2

Sold Price

\$845,000

Sold Date **27-Aug-25**

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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