

# 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

17 Daniel Court, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,292,500

Property Type House

Suburb Warranwood

Period - From 01/01/2026

to 31/03/2026

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	30-32 Merrill Cr WARRANWOOD 3134	\$1,545,000	06/03/2026
2	367 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,252,000	20/05/2026
3	54-56 Merrill Cr WARRANWOOD 3134	\$1,345,000	17/04/2026

**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:

04/06/2026 15:41



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**Property Type:** House  
**Land Size:** 1942 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 March quarter 2026: \$1,292,500

## Comparable Properties

30-32 Merrill Cr WARRANWOOD 3134 (REI)

Agent Comments

5   3   4

**Price:** \$1,545,000  
**Method:**  
**Date:** 06/03/2026  
**Property Type:** House



367 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

4   2   1

**Price:** \$1,252,000  
**Method:** Private Sale  
**Date:** 20/05/2026  
**Property Type:** House  
**Land Size:** 1429 sqm approx



54-56 Merrill Cr WARRANWOOD 3134 (REI)

Agent Comments

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**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 17/04/2026  
**Property Type:** House  
**Land Size:** 2738 sqm approx

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