

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

23 Eden Valley Road, Warranwood Vic 3134

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Warranwood

Period - From

20/07/2025

to

19/07/2026

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 Woolmer Ct CROYDON HILLS 3136	\$1,214,000	19/06/2026
2	2a Reids La WARRANWOOD 3134	\$1,265,000	27/05/2026
3	9-11 Omeo Pde WARRANWOOD 3134	\$1,285,000	04/04/2026

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:

20/07/2026 12:30



 4  2  2

Property Type: House (Res)
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
20/07/2025 - 19/07/2026: \$1,280,000

Comparable Properties



10 Woolmer Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,214,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 768 sqm approx



2a Reids La WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,265,000
Method: Private Sale
Date: 27/05/2026
Property Type: House
Land Size: 908 sqm approx



9-11 Omeo Pde WARRANWOOD 3134 (REI)

Agent Comments

 4  2  4

Price: \$1,285,000
Method: Private Sale
Date: 04/04/2026
Property Type: House
Land Size: 1484 sqm approx

Account - Barry Plant | P: 03 9874 3355