

# 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

3 Eliza Close, 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 \$1,276,000

Property Type House

Suburb Warranwood

Period - From 01/10/2025

to 31/12/2025

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	17 Greengable Ct CROYDON HILLS 3136	\$1,562,000	14/03/2026
2	37 Bemboka Rd WARRANWOOD 3134	\$1,280,000	28/01/2026
3	30 Braden Brae Dr WARRANWOOD 3134	\$1,585,000	05/10/2025

**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:

25/03/2026 17:04



 4    2    2

**Property Type:** House (Res)

**Land Size:** 809 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,276,000

## Comparable Properties



**17 Greengable Ct CROYDON HILLS 3136 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,562,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**37 Bemboka Rd WARRANWOOD 3134 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 28/01/2026

**Property Type:** House (Res)

**Land Size:** 803 sqm approx



**30 Braden Brae Dr WARRANWOOD 3134 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$1,585,000

**Method:** Private Sale

**Date:** 05/10/2025

**Property Type:** House (Res)

**Land Size:** 1173 sqm approx

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