

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

Range between

\$1,490,000

&

\$1,590,000

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	7 Lewis Spencer PI CROYDON HILLS 3136	\$1,207,000	30/03/2026
2	17 Greengable Ct CROYDON HILLS 3136	\$1,562,000	14/03/2026
3	37 Bemboka Rd WARRANWOOD 3134	\$1,280,000	28/01/2026

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:

06/05/2026 13:25



4 2 2

Property Type: House (Res)

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

March quarter 2026: \$1,292,500

Comparable Properties



7 Lewis Spencer PI CROYDON HILLS 3136 (REI)

Agent Comments

4 3 4

Price: \$1,207,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 790 sqm approx



17 Greengable Ct CROYDON HILLS 3136 (REI/VG)

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/VG)

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

Account - Barry Plant | P: 03 9842 8888



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