

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

5 Jennifer Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,570,000

&

\$1,650,000

Median sale price

Median price \$1,320,000

Property Type Vacant land

Suburb Warrandyte

Period - From 19/03/2025

to

18/03/2026

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	13 Clematis Ct WARRANDYTE 3113	\$1,450,000	28/01/2026
2			
3			

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:

19/03/2026 12:34



Property Type: Land (Res)
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$1,570,000 - \$1,650,000
Median Land Price
19/03/2025 - 18/03/2026: \$1,320,000

Comparable Properties



13 Clematis Ct WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Land (Res)
Land Size: 4002 sqm approx

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.