

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

1 Trevor Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,275,000 Property Type House Suburb Warranwood

Period - From 01/04/2026 to 30/06/2026 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	18 Brysons Rd WARRANWOOD 3134	\$900,000	18/06/2026
2	116 Wonga Rd RINGWOOD 3134	\$1,018,300	03/08/2026
3	43 Crossman Dr CROYDON HILLS 3136	\$960,000	04/06/2026

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:

22/09/2026 16:02



 4  1  2

Property Type: House
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
June quarter 2026: \$1,275,000

Comparable Properties

18 Brysons Rd WARRANWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method:
Date: 18/06/2026
Property Type: House



116 Wonga Rd RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,018,300
Method: Private Sale
Date: 03/08/2026
Property Type: House (Res)
Land Size: 785 sqm approx



43 Crossman Dr CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$960,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 811 sqm approx

Account - Barry Plant | P: 03 9842 8888