

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 6/191 Wonga Road, Warranwood VIC 3134

Indicated Price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$620,000 & \$680,000

Median sale price

Median price \$655,000 Property type Unit Suburb Warranwood

Period - From 17/5/2025 to 17/10/2025 Source CORELOGIC

Comparable property sales

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
3/378-380 Mt Dandenong Road, Croydon, Vic 3136	\$655,000	2/10/2025
8/16-18 Lusher Road, Croydon, Vic 3136	\$670,000	16/9/2025
5/139 Warrandyte Road, Ringwood North, Vic 3134	\$665,000	23/5/2025

This Statement of Information was prepared on: 17th October 2025