

# 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 4/191 Wonga Road, Warranwood VIC 3134

### Indicated Price

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

Single price \$\* or range between \$595,000 & \$650,000

### Median sale price

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

Period - From 16/11/2025 to 16/03/2026 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
3/3 Turnbull Court, Ringwood, Vic 3134	\$605,000	14/02/2026
4/2 Hunter Street, Croydon, Vic 3136	\$632,500	05/03/2026
2/52 Patrick Avenue, Croydon North, Vic 3136	\$647,000	23/03/2026

This Statement of Information was prepared on: 16<sup>th</sup> March 2026