

# 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 5/191 Wonga Road, Warranwood VIC 3134

### Indicative selling 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 \$635,000 & \$695,000

### Median sale price

Median price \$622,500 Property type UNIT Suburb Warranwood

Period - From 19 NOV 25 to 30 June 26 Source CORELOGIC

### 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. 2/70 Hewish Road, Croydon, Vic 3136	\$ 645,000	26 MAY 26
2. 3/68 Hewish Road, Croydon, Vic 3136	\$618,000	20 APRIL 26
3. 12/35-43 Kent Avenue, Croydon, Vic 3136	\$650,000	3 MAY 2026

This Statement of Information was prepared on: 30 JUNE 2026