

## 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

53 HIGHFIELD AVENUE 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Warranwood

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

2 VANESSA COURT WARRANWOOD VIC 3134	\$1,350,000	01-Oct-25
4 ALEXANDER COURT WARRANWOOD VIC 3134	\$1,356,000	21-Jan-26
11 BRIDGET COURT WARRANWOOD VIC 3134	\$1,437,500	23-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 26 March 2026



**2 VANESSA COURT  
 WARRANWOOD VIC 3134**

 5  2  2

Sold Price **\$1,350,000** Sold Date **01-Oct-25**

Distance **0.18km**



**4 ALEXANDER COURT  
 WARRANWOOD VIC 3134**

 4  3  2

Sold Price **\$1,356,000** Sold Date **21-Jan-26**

Distance **0.4km**



**11 BRIDGET COURT  
 WARRANWOOD VIC 3134**

 5  2  2

Sold Price **\$1,437,500** Sold Date **23-Dec-25**

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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