

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 11 Tambo Drive, Warragul, VIC 3820

Indicative selling price

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

Price Range \$695,000 & \$760,000

Median sale price

Median price NA Property Type House Suburb Warragul (3820)

Period - From 24/03/2025 to 23/09/2025 Source REA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
132 MILLS ROAD, WARRAGUL VIC 3820	\$775,000	16/09/2025
10 ELMSIDE AVENUE, WARRAGUL VIC 3820	\$740,000	15/09/2025
20 MUNRO STREET, WARRAGUL VIC 3820	\$695,000	08/08/2025

This Statement of Information was prepared on: 23/09/2025