

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Web Court, Warragul VIC 3820

Indicative selling price

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

Single price

\$295,000

or range between

\$*

&

\$

Median sale price

Median price

\$647,000

Property type

House

Suburb

Warragul

Period - From

01/08/2024

to

31/07/2025

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 9 Boxcar Street, Warragul VIC 3820	\$ 285,000	22/03/2025
2 24 Magnolia Way, Warragul VIC 3820	\$ 330,000	25/02/2025
3 22 Salisbury Avenue, Warragul VIC 3820	\$ 295,000	29/4/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27/08/2025