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 18 Bowen Street, Warragul Vic 3820

Indicative selling price

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

Single price \$1,095,000

Median sale price

Median price	\$610,000		Property type	House	House		Warragul
Period - From	01/01/2024	to	31/12/2024	Source	realestate.co	om.au	

Comparable property sales

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
31 Albert Street, Warragul Vic 3820	\$1,040,000	02/12/2024
7 Bowen Street, Warragul Vic 3820	\$1,290,000	17/11/2023
29 Bowen Street, Warragul Vic 3820	\$1,250,000	26/10/2023

This Statement of Information was prepared on: 14/11/2025

