

Lot 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 Stage 11 Emberwood Estate Warragul – 18 Jarrah Crescent Warragul

Indicative selling price

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

Single price \$325,000 or range between \$* & \$

Median sale price

Median price \$301,000 Property type Land Suburb Warragul

Period - From 01.02.2025 31.01.2026 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 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 – 46 Jarrah Crescent Warragul	\$320,000	11.12.2025
2 – 29 Jarrah Crescent Warragul	\$335,000	05.01.2026
3 – 31 Jarrah Crescent Warragul	\$335,000	10.12.2025

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 six months.

This Statement of Information was prepared on: 14.02.2026