

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 2 Emerald Drive, Warragul Vic 3820

Indicative selling price

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

Price range: \$1,850,000 – \$1,950,000

Median sale price

Median price \$700,000

Property type House

Suburb Warragul

Period - From 01/10/2024

to

30/09/2025

Source realestate.com.au

Comparable property sales

- 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
71 Lovell Drive, Warragul Vic 3820	\$1,680,000	7/01/2025
32 Fernery Blvd, Warragul Vic 3820	\$1,600,000	15/05/2025
22 Tyssen Street, Warragul Vic 3820	\$1,640,000	10/06/2024

This Statement of Information was prepared on: 10/10/2025