

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 and
postcode

21 WINDHAVEN 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

or range
between

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Warragul

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

29 SINCLAIR STREET WARRAGUL VIC 3820	649000	04-Aug-25
318 NORMANBY STREET WARRAGUL VIC 3820	640100	21-Aug-25
81 TWIN RANGES DRIVE WARRAGUL VIC 3820	625000	17-Jul-25

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: 08 October 2025

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**29 SINCLAIR STREET WARRAGUL
VIC 3820**

 3  2  2

Sold Price

649000 Sold Date **04-Aug-25**

Distance **0.66km**



**318 NORMANBY STREET
WARRAGUL VIC 3820**

 3  2  2

Sold Price

^{RS} **640100** Sold Date **21-Aug-25**

Distance **0.78km**



**81 TWIN RANGES DRIVE
WARRAGUL VIC 3820**

 3  2  2

Sold Price

^{RS} **625000** Sold Date **17-Jul-25**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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