Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	25 BURTON STREET WARRAGUL VIC 3820							
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquotii	ng (*E	Delete single pri	ce or range	as applicable)	
Single Price		or rang betwee	~ 5.37(1)(III)		&	\$380,000		
Median sale price (*Delete house or unit as applicable)								
Median Price	\$635,000	Property type Hous		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								
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: 31 October 2025

