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	356A EAST WEST ROAD WARRAGUL VIC 3820						
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.a	u/underquot	ing (*I	Delete single pric	e or range	as applicable)
Single Price		or range between		\$1,300,000	&	\$1,430,000	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$310,000	Property type La		Land	Suburb	Warragul	
Period-from	01 Aug 2024	to	31 Jul 2	31 Jul 2025 Sou		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 more estate agent or agent's representative considers to be most comparable to the property for sale. Address of comparable property Price Date							
OR							

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: 19 August 2025



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