

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

4 Jacaranda Court, Warragul Vic 3820

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$695,000

Property type House

Suburb Warragul

Period - From 01/11/2024

to

31/10/2025

Source realestate.com.au

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
23 Hallyburton Grove, Warragul Vic 3820	\$1,320,000	30/04/2025
20 Nursery Rise, Warragul Vic 3820	\$1,280,000	07/05/2025

This Statement of Information was prepared on: 27/11/2025