

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 64 - Dazzler Road, Warragul, 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 282,000

or range between

&

### Median sale price

Median price \$ -

Property type Vacant Land

Suburb #VALUE!

Period - From 0/01/1900

to

0/01/1900

Source #VALUE!

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 226 - Derwent Street, Warragul, 3820	\$ 288,500	6/07/2025
2 Lot 130 - Claremont Drive, Warragul, 3820	\$ 288,500	25/06/2025
3 Lot 142 - Mapelton Avenue, Warragul, 3820	\$ 292,500	28/04/2025

This Statement of Information was prepared on:

18 Aug 2025