

## 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 65 - 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 \$ 299,000

or range between

&

### Median sale price

Median price \$ 630,000

Property type Vacant Land

Suburb Warragul

Period - From 1/04/2025

to

30/06/2025

Source

Corelogic

### 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 225 - Derwent Street, Warragul, 3820	\$ 301,500	28/04/2025
2 Lot 235 - Derwent Street, Warragul, 3820	\$ 295,000	8/08/2025
3 Lot 229 - Derwent Street, Warragul, 3820	\$ 294,500	6/08/2025

This Statement of Information was prepared on:

28 Aug 2025