

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 234 - Derwent Street, Warragul, 3820
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Indicative selling price

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

Single price \$ 287,500 or range between &

Median sale price

Median price \$ 310,000 Property type Suburb Warragul

Period - From 1/04/2025 to 30/06/2025 Source Corelogic

Comparable property sales

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
1 Lot 09 - Trailwater Court, Warragul, 3820	\$ 286,900	10/09/2024
2 Lot 08 - Trailwater Court, Warragul, 3820	\$ 286,900	27/08/2024
3 Lot 06 - Trailwater Court, Warragul, 3820	\$ 286,900	16/03/2024

This Statement of Information was prepared on: 01 Aug 2025