Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single-Price or range \$820,000 & \$902,000 Median sale price (*Delete house or unit as applicable) Median Price \$625,000 Property type House Suburb Warragul Period-from 01 Jul 2024 to 30 Jun 2025 Source Corelogic 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 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	Property offered for sal	е							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price	Including suburb and	144 MILLS ROAD WARRAGUL VIC 3820							
Median sale price (*Delete house or unit as applicable) Median Price \$625,000 Property type House Suburb Warragul Period-from 01 Jul 2024 to 30 Jun 2025 Source Corelogic 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 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	•	e see consumer.vio	c.gov.aı	u/underquoting	(*Delete sinç	gle price	e or range a	as applicable)	
(*Delete house or unit as applicable) Median Price \$625,000 Property type House Suburb Warragul Period-from 01 Jul 2024 to 30 Jun 2025 Source Corelogic 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 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Single Price				\$820,0	\$820,000		\$902,000	
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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 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Median Price	\$625,000	Property type H		House	House		Warragul	
A* 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.	Period-from	01 Jul 2024	to	to 30 Jun 2025 S		Source	Corelogic		
	A* 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.								

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: 14 July 2025



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