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 297 - Derwent Street, Warragul, 3820

Indicative selling price

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

Single price	$ 340,000	or range between		&

Median sale price

Median price	$ 300,400	Property type	Vacant Land	Suburb	Warragul
Period - From	1/01/2026	to	31/03/2026	Source	Oliver Hume

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 73 - Darling Street, Warragul, 3820	$ 340,000	19/02/2026
2 Lot 307 - Emberwood Road, Warragul, 3820	$ 339,000	5/12/2025
3 Lot 507 - Rosewood Retreat, Warragul, 3820	$ 341,400	30/06/2026

This Statement of Information was prepared on: 27 Aug 2026