

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 ALASKA COURT WARRAGUL VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$575,000

or range
between

&

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

Cotality

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

76 NORTH ROAD WARRAGUL VIC 3820	630000	29-May-25
330 NORMANBY STREET WARRAGUL VIC 3820	610000	12-Feb-25
42 NORTH ROAD WARRAGUL VIC 3820	580000	02-Apr-25

OR

B* ~~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: 22 July 2025



76 NORTH ROAD WARRAGUL VIC 3820

Sold Price

630000 Sold Date **29-May-25**

3 2 3

Distance **0.86km**



330 NORMANBY STREET WARRAGUL VIC 3820

Sold Price

610000 Sold Date **12-Feb-25**

3 2 2

Distance **1.67km**



42 NORTH ROAD WARRAGUL VIC 3820

Sold Price

580000 Sold Date **02-Apr-25**

3 2 2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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