

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 5 Mawarra Street, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$680,000

Median sale price

Median price \$604,500 Property Type House Suburb Warrnambool (3280)

Period - From 01/02/2025 to 31/01/2026 Source Cotality

Comparable property sales

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
47 OTWAY ROAD, WARRNAMBOOL VIC 3280	\$632,000	21/08/2025
13 GLADSTONE STREET, WARRNAMBOOL VIC 3280	\$650,000	28/02/2025
14 JUKES STREET, WARRNAMBOOL VIC 3280	\$690,700	09/12/2025

This Statement of Information was prepared on: 04/02/2026