

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: 28 Longview Road, Warragul Vic 3820

Indicative selling price

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

Price range: \$1,150,000

Median sale price

Median price: \$720,000

Property type: House

Suburb: Warragul

Period - From: 01/04/2025

to

31/03/2025

Source: realestate.com.au

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
8 Willandra Circuit, Warragul Vic 3820	\$1,020,000	12/06/2025
10 Pandanus Court, Warragul Vic 3820	\$1,160,000	07/03/2026
125 Mills Road, Warragul Vic 3820	\$1,050,000	04/11/2025

This Statement of Information was prepared on: 09/04/2026