

# 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 2 Trailwater Court, Warragul VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$295,000.00

### Median sale price

Median price \$665,000.00 Property type House Suburb Warragul

Period - From 01/03/2025 to 31/02/2026 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
13 Wattleglade Avenue, Warragul	\$320,000	27/11/2025
58 Sunnybrook Avenue, Warragul	\$265,000	15/01/2026
2 Hartford Avenue, Warragul	\$298,000	27/11/2025

This Statement of Information was prepared on: 11/03/2026