

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

33 SINCLAIR STREET 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Warragul

Period-from

01 Jan 2025

to

31 Dec 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

8-10 ODOWDS ROAD WARRAGUL VIC 3820	\$716,000	24-Apr-25
14 HASTINGS SQUARE WARRAGUL VIC 3820	\$680,000	27-Aug-24
5 WINDHAVEN COURT WARRAGUL VIC 3820	\$700,000	14-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: 09 January 2026

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**8-10 ODOWDS ROAD WARRAGUL
VIC 3820**

Sold Price

\$716,000

Sold Date

24-Apr-25

 3

 -

 2

Distance

0.06km



**14 HASTINGS SQUARE WARRAGUL
VIC 3820**

Sold Price

\$680,000

Sold Date

27-Aug-24

 4

 2

 2

Distance

0.18km



**5 WINDHAVEN COURT
WARRAGUL VIC 3820**

Sold Price

\$700,000

Sold Date

14-Apr-25

 3

 2

 4

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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