

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 61 Emberwood Road, Warragul VIC 3820

Indicative selling price

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

Single price \$795,000.00

Median sale price

Median price \$730,000.00 Property type House Suburb Warragul

Period - From 01/05/2026 to 31/04/2026 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
39 Emberwood Road, Warragul VIC 3820	\$770,000	12/05/2026
6 Bunya Street, Warragul VIC 3820	\$755,000	28/05/2025
16 Silky Drive, Warragul VIC 3820	\$825,000	16/12/2025

This Statement of Information was prepared on: 11/05/2026