

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

61 LILLEYS ROAD 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

or range
between

\$375,000

&

\$412,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$309,500

Property type

Land

Suburb

Warragul

Period-from

01 Jul 2025

to

30 Jun 2026

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

16 REGENT AVENUE WARRAGUL VIC 3820	\$382,000	31-Jul-25
59 WARATAH DRIVE WARRAGUL VIC 3820	-	21-Jul-25
16 SILVER WATTLE DRIVE WARRAGUL VIC 3820	\$395,000	26-Nov-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: 10 July 2026



16 REGENT AVENUE WARRAGUL VIC 3820

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  -
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Sold Price

\$382,000

Sold Date

31-Jul-25

Distance

1.61km



59 WARATAH DRIVE WARRAGUL VIC 3820

 3
  2
  -

Sold Price

- Sold Date

21-Jul-25

Distance

2.26km



16 SILVER WATTLE DRIVE WARRAGUL VIC 3820

 -
  -
  -

Sold Price

\$395,000

Sold Date

26-Nov-25

Distance

3.21km



2 WILLOW CRESCENT WARRAGUL VIC 3820

 1
  1
  -

Sold Price

Sold Date

17-Apr-26

Distance

2.59km

RS = Recent sale

UN = Undisclosed Sale

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