

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 or
locality and postcode

1B Logan Street, Warragul

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 180,000

or range between \$*

&

\$

Median sale price

Median price \$310,000

Property type Land

Suburb Warragul

Period - From 01/09/2024

to

31/08/2025

Source Realestate.com.au

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.

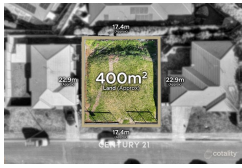
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|------------|--------------|
| 1 | 3 ASHA COURT WARRAGUL VIC 3820 | \$ 238,000 | 21-May-25 |
| 2 | 24 CLAREMONT DRIVE WARRAGUL VIC 3820 | \$ 288,500 | 27-Jun-25 |
| 3 | 10 SIERRA STREET WARRAGUL VIC 3820 | \$ 310,500 | 02-Jul-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: 14th November 2025

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3 ASHA COURT WARRAGUL VIC 3820

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Sold Price **\$238,000** Sold Date **21-May-25**

Distance **0.71km**

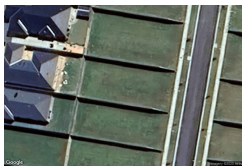


24 CLAREMONT DRIVE WARRAGUL VIC 3820

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 2
 2

Sold Price **\$288,500** Sold Date **27-Jun-25**

Distance **2.36km**



10 SIERRA STREET WARRAGUL VIC 3820

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Sold Price **\$310,500** Sold Date **02-Jul-25**

Distance **2.39km**

RS = Recent sale **UN** = Undisclosed Sale

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