

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

5 WELLINGTON COURT 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

\$920,000

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

4 LANCASHIRE ROAD WARRAGUL VIC 3820	\$890,000	05-Sep-24
11 PANDANUS COURT WARRAGUL VIC 3820	\$910,000	18-Dec-25
11 LANCASHIRE ROAD WARRAGUL VIC 3820	\$935,000	18-Mar-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: 16 January 2026



4 LANCASHIRE ROAD WARRAGUL VIC 3820

Sold Price

\$890,000

Sold Date

05-Sep-24
 4
 2
 2

Distance

0.18km


11 PANDANUS COURT WARRAGUL VIC 3820

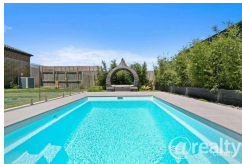
Sold Price

^{RS} **\$910,000**

Sold Date

18-Dec-25
 4
 2
 2

Distance

1.44km


11 LANCASHIRE ROAD WARRAGUL VIC 3820

Sold Price

\$935,000

Sold Date

18-Mar-25
 4
 2
 2

Distance

0.16km


41 MYRTLE CRESCENT WARRAGUL VIC 3820

Sold Price

\$930,000

Sold Date

26-Aug-25
 4
 2
 2

Distance

2.37km
RS = Recent sale

UN = Undisclosed Sale

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