

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# STATEMENT OF INFORMATION

5 AUDRA PLACE, WARRAGUL, VIC 3820

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5 AUDRA PLACE, WARRAGUL, VIC 3820**

4 bedrooms 2 bathrooms 2 cars

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$695,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

## MEDIAN SALE PRICE

**WARRAGUL, VIC, 3820**

Suburb Median Sale Price (House)

**\$665,000**

01 April 2025 to 31 March 2026

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.

### Open For Inspection - Conditions of Entry

**Photo ID Required**  
One person aged 18+ from each group must present valid photo ID and a contact phone number upon arrival.**Rights to Refuse Entry**  
Entry may be refused if photo ID is not provided or if any attendee fails to comply with reasonable directions from our team.**Respect the Space**  
Please remove your shoes before entry, refrain from touching personal belongings, or taking videos / photos without permission.**Thank You For Your Cooperation**  
We appreciate your understanding and look forward to assisting you.**186 ALBERT RD, WARRAGUL, VIC 3820**

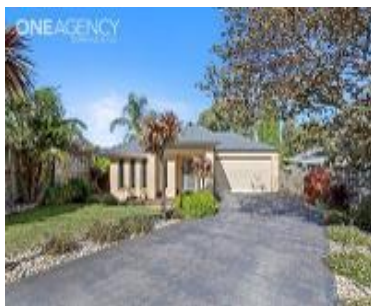
4 bedrooms 2 bathrooms - cars

### Sale Price

**\*\$690,000**

Sale Date: 23/04/2026

Distance from Property: 902m

**26 MONTROSE ST, WARRAGUL, VIC 3820**

4 bedrooms 2 bathrooms 2 cars

### Sale Price

**\*\$683,000**

Sale Date: 24/03/2026

Distance from Property: 1.5km

**24 ARCHIBALD CRES, WARRAGUL, VIC 3820**

4 bedrooms 2 bathrooms 2 cars

### Sale Price

**\*\$701,000**

Sale Date: 23/03/2026

Distance from Property: 2.7km

**This report has been compiled on 28/04/2026 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

5 AUDRA PLACE, WARRAGUL, VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$695,000


### Median sale price

Median price: \$665,000

Property type: House

Suburb: WARRAGUL

Period: 01 April 2025 to 31 March 2026

Source: 

### 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 |
|---------------------------------------|------------|--------------|
| 186 ALBERT RD, WARRAGUL, VIC 3820     | *\$690,000 | 23/04/2026   |
| 26 MONTROSE ST, WARRAGUL, VIC 3820    | *\$683,000 | 24/03/2026   |
| 24 ARCHIBALD CRES, WARRAGUL, VIC 3820 | *\$701,000 | 23/03/2026   |

This Statement of Information was prepared on: 28/04/2026