

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 13 Friend Street, Warragul Vic 3820

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$629,000

Property type House

Suburb Warragul

Period - From 01/08/2025

to

31/07/2026

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
12 Redleaf Avenue, Warragul Vic 3820	\$625,000	19/05/2026
19 Nolan Drive, Warragul Vic 3820	\$635,000	31/07/2026
3 Tatterson Court, Warragul Vic 3820	\$600,000	18/03/2026

This Statement of Information was prepared on: 25/08/2026