

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	16 Marshall Avenue, Warragul VIC 3820
Property type	Residential land
Land area	525m ²
Orientation	North-facing
Frontage / depth	15.9m / approximately 33m

Indicative selling price

Indicative selling price	\$330,000 – \$350,000
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The indicative selling price range does not exceed 10% of the lower amount.

Median sale price

Median price	\$695,000
Property type	House
Suburb or locality	Warragul VIC 3820
Period	August 2025 to July 2026
Source	realestate.com.au – Warragul market insights (523 house sales in the preceding 12 months)

Note: This median is the suburb median house price. It is not a valuation of the vacant land offered for sale.

Comparable property sales

The following are three residential land sales within five kilometres of the property that are considered most comparable for the purpose of determining the indicative selling price.

Comparable property	Price	Date of sale	Land area
Lot 150 Marshall Avenue, Warragul VIC 3820	\$306,700	15 Dec 2025	528m ²
10 Savoy Street, Warragul VIC 3820	\$299,990	13 Jan 2026	600m ²
8 Savoy Street, Warragul VIC 3820	\$300,000	20 Feb 2026	416m ²

Comparable sales sourced from publicly available property sales records, including realestate.com.au and Domain.

These sales are provided as comparable evidence only and are not a valuation or guarantee of the selling price.

Prepared on: 19/08/2026

Fortune Realtors

Presented by Sid Sethi – Land Resale Specialist
0493 369 677 | info@fortunerealtors.com.au | fortunerealtors.com.au

The Director of Consumer Affairs Victoria has approved the Statement of Information form for section 47AF of the Estate Agents Act 1980. This complete d document is intended to provide indicative price and comparable sales information to prospective purchasers.