

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

3 MAGNOLIA WAY 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Warragul

Period-from

01 Mar 2025

to

28 Feb 2026

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

18 SILVER WATTLE DRIVE WARRAGUL VIC 3820	-	12-Mar-26
16 SILVER WATTLE DRIVE WARRAGUL VIC 3820	\$395,000	26-Nov-25
11 AVON STREET WARRAGUL VIC 3820	\$398,000	16-Jun-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: 31 March 2026


**18 SILVER WATTLE DRIVE
WARRAGUL VIC 3820**
 -  -  -

Sold Price

RS - UN

 Sold Date **12-Mar-26**

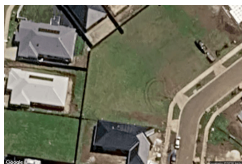
 Distance **0.24km**

**16 SILVER WATTLE DRIVE
WARRAGUL VIC 3820**
 -  -  -

Sold Price

\$395,000

 Sold Date **26-Nov-25**

 Distance **0.25km**

**11 AVON STREET WARRAGUL VIC
3820**
 -  -  -

Sold Price

\$398,000

 Sold Date **16-Jun-25**

 Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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