

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 38 Hastings Square, Warragul Vic 3820

Indicative selling price

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

Price Range \$640,000 - \$660,000

Median sale price

Median price \$600,000

Property type House

Suburb Warragul

Period - From 01/02/2025

to

31/01/2026

Source realestate.com.au

Comparable property sales

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.

Address of comparable property	Price	Date of sale
96 Brandy Creek Road, Warragul Vic 3820	\$675,000	23/05/2025
94 Brandy Creek Road, Warragul Vic 3820	\$645,000	14/08/2025
29 Sinclair Street, Warragul Vic 3820	\$649,000	04/08/2025

This Statement of Information was prepared on: 26/03/2026