

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
Including suburb and
postcode

Lot 701 - Amaris Road, Warragul, 3820

Indicative selling price

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

Single price \$ 338,600 or range between &

Median sale price

Median price \$ 299,000 Property type Vacant Land Suburb Warragul

Period - From 1/01/2026 to 31/03/2026 Source Oliver Hume

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
1 Lot 307 - Emberwood Road, Warragul, 3820	\$ 339,000	5/12/2025
2 Lot 512 - Mirage Crescent, Warragul, 3820	\$ 337,600	29/05/2026
3 Lot 511 - Mirage Crescent, Warragul, 3820	\$ 337,600	29/05/2026

This Statement of Information was prepared on: 27 Aug 2026