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<br>Including suburb and postcode | 8 BIRCH COURT 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~~ | | or range between | $600,000 | & | $640,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $630,000 | Property type | House | Suburb | Warragul |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | 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 |
|---|---|---|
| 4 BIRCH COURT WARRAGUL VIC 3820 | $675,000 | 07-Apr-25 |
| 19 STIRLING STREET WARRAGUL VIC 3820 | $635,000 | 03-Jul-25 |
| 14 JASMINE COURT WARRAGUL VIC 3820 | $680,000 | 11-Mar-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: 21 August 2025

OBrien Real Estate

Clare Rocke
M 0400445886
E clare.rocke@clarkre.com.au



**4 BIRCH COURT WARRAGUL VIC 3820**

4 2 2

Sold Price **$675,000** Sold Date **07-Apr-25**

Distance **0.07km**



**19 STIRLING STREET WARRAGUL VIC 3820**

4 2 2

Sold Price **$635,000** Sold Date **03-Jul-25**

Distance **0.98km**



**14 JASMINE COURT WARRAGUL VIC 3820**

4 2 2

Sold Price **$680,000** Sold Date **11-Mar-25**

Distance **0.24km**

**RS** = Recent sale **UN** = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.