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: 42 Western Park Drive, Warragul Vic 3820

Indicative selling price

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

Single price: $497,000

Median sale price

Median price: $599,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/09/2024 to: 31/08/2025 | Source: realestate.com.au

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
49 Western Park Drive, Warragul Vic 3820	$455,000	08/01/2025
31 Normanby Street, Warragul Vic 3820	$470,000	24/06/2025
8 Centre Avenue, Warragul Vic 3820	$455,000	17/01/2025

This Statement of Information was prepared on: 16/09/2025