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: 3 Wylie Avenue, Warragul Vic 3820

Indicative selling price

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

Single price: $885,000

Median sale price

Median price: $600,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/03/2025 to: 28/02/2026 | 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
3 Brooks Court, Warragul Vic 3820	$850,000	23/05/2025
10 Brooks Court, Warragul Vic 3820	$875,000	15/05/2025

This Statement of Information was prepared on: 27/03/2026