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: 19 Sunridge Avenue, Warragul Vic 3820

Indicative selling price

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

Price Range: $670,000 - $690,000

Median sale price

Median price: $702,500 | Property type: *House* | Suburb: Warragul

Period - From: 01/09/2024 to: 30/08/2025 | 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
20 Newton Avenue, Warragul	$670,000	11/07/2025
51 Meadowbrook Crescent, Warragul	$650,000	10/09/2025
50 Crole Drive, Warragul	$670,000	29/08/2025

This Statement of Information was prepared on: 15/09/2025