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 Including suburb and postcode	2/125 BRANDY CREEK ROAD 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	$460,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	Property type	Unit	Suburb	Warragul
Period-from	01 Nov 2024	to	31 Oct 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
9 PARKHEAD CIRCUIT WARRAGUL VIC 3820	$480,000	05-Sep-25
1/19 MONTGOMERY STREET WARRAGUL VIC 3820	$470,000	29-Aug-25
1/14 ISTA STREET WARRAGUL VIC 3820	$465,000	26-Jun-24

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: 26 November 2025

OBrien Real Estate

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



9 PARKHEAD CIRCUIT WARRAGUL VIC 3820

2 1 1

Sold Price **$480,000** Sold Date **05-Sep-25**

Distance **1.13km**



1/19 MONTGOMERY STREET WARRAGUL VIC 3820

2 1 1

Sold Price **$470,000** Sold Date **29-Aug-25**

Distance **1.4km**



1/14 ISTA STREET WARRAGUL VIC 3820

2 1 1

Sold Price **$465,000** Sold Date **26-Jun-24**

Distance **1.5km**

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

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