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: 13 Lilley's Road, Warragul VIC 3820

## Indicative selling price

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

Single price: $595,000

## Median sale price

Median price: $710,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/02/2025 to: 31/01/2026 | 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 |
|---|---|---|
| 80 Latrobe Street, Warragul Vic 3820 | $562,000 | 21/10/2025 |
| 33 King Street, Warragul Vic 3820 | $575,000 | 08/10/2025 |
| 108 Victoria Street, Warragul Vic 3820 | $610,000 | 20/06/2025 |

This Statement of Information was prepared on: 13/02/2026