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: 96 Brandy Creek Road, Warragul

Indicative selling price

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

Single price: $685,000

Median sale price

Median price: $695,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/11/2024 to: 31/10/2025 | 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
94 Brandy Creek Road, Warragul Vic 3820	$645,000	14/08/2025
14 Ellen Close, Warragul Vic 3820	$665,000	28/05/2025
29 Sinclair Street, Warragul Vic 3820	$649,000	04/08/2025

This Statement of Information was prepared on: 7/11/2025