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: 36 Twin Rangers Drive, Warragul Vic 3820

Indicative selling price

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

Single price: $520,000

Median sale price

Median price: $647,000.00 | Property type: *House* | Suburb: Warragul

Period - From: 01/08/2024 to: 31/07/2025 | 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
1 McCarthy Court, Warragul	$485,000	29/05/2025
4/87 Bowen Street, Warragul	$487,500	22/01/2025
1/6 Colin Street, Warragul	$475,000	26/11/2024.

This Statement of Information was prepared on: 24/09/2025