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	5 MANNINGHAM COURT 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	$925,000	&	$1,015,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	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
14 HYDE COURT WARRAGUL VIC 3820	$1,012,500	25-Sep-25
3 DAVIES STREET WARRAGUL VIC 3820	$1,000,000	21-Jun-25
9 EVE ROAD WARRAGUL VIC 3820	$980,000	25-Sep-25

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: 05 November 2025

Harcourts Pakenham

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14 HYDE COURT WARRAGUL VIC 3820

4 2 2

Sold Price RS $1,012,500 Sold Date 25-Sep-25

Distance 0.46km



3 DAVIES STREET WARRAGUL VIC 3820

4 2 2

Sold Price $1,000,000 Sold Date 21-Jun-25

Distance 1.47km



9 EVE ROAD WARRAGUL VIC 3820

4 2 3

Sold Price RS $980,000 UN Sold Date 25-Sep-25

Distance 1.98km

RS = Recent sale UN = Undisclosed Sale

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