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	15 MARGARET STREET 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	$670,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Warragul
Period-from	01 Jan 2025	to	31 Dec 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
6 CHERRYWOOD PLACE WARRAGUL VIC 3820	$700,000	20-Nov-25
51 STODDARTS ROAD WARRAGUL VIC 3820	$670,000	01-Jul-25
14 ELLEN CLOSE WARRAGUL VIC 3820	$665,000	27-Apr-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.~~

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OBrien Real Estate

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6 CHERRYWOOD PLACE WARRAGUL VIC 3820

4 2 2

Sold Price RS $700,000 Sold Date 20-Nov-25

Distance 0.66km



51 STODDARTS ROAD WARRAGUL VIC 3820

3 2 2

Sold Price $670,000 Sold Date 01-Jul-25

Distance 0.81km



14 ELLEN CLOSE WARRAGUL VIC 3820

4 2 2

Sold Price $665,000 Sold Date 27-Apr-25

Distance 0.58km

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

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