

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 281 - Hayes Drive, Warragul, 3820

Indicative selling price

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

Single price \$ 295,000 or range between &

Median sale price

Median price \$ 300,500 Property type Vacant Land Suburb Warragul

Period - From 1/07/2025 to 30/09/2025 Source Corelogic

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 Lot 229 - Derwent Street, Warragul, 3820	\$ 294,500	6/08/2025
2 Lot 189 - Emberwood Road, Warragul, 3820	\$ 294,000	16/12/2025
3 Lot 231 - Derwent Street, Warragul, 3820	\$ 294,000	11/07/2025

This Statement of Information was prepared on: 13 Feb 2026