

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

3 SASSAFRAS 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

or range
between

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Warragul

Period-from

01 Feb 2025

to

31 Jan 2026

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

178 MILLS ROAD WARRAGUL VIC 3820	695000	11-Aug-25
9 HOWARD STREET WARRAGUL VIC 3820	665000	18-Oct-25
25 KURRAJONG ROAD WARRAGUL VIC 3820	665000	15-Aug-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: 09 February 2026

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178 MILLS ROAD WARRAGUL VIC 3820

 4  2  2

Sold Price

695000

Sold Date

11-Aug-25

Distance

1.01km



9 HOWARD STREET WARRAGUL VIC 3820

 4  2  2

Sold Price

665000

Sold Date

18-Oct-25

Distance

0.91km



25 KURRAJONG ROAD WARRAGUL VIC 3820

 4  2  2

Sold Price

Sold Date

15-Aug-25

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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