

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

35 BOTANICA DRIVE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Warragul

Period-from

01 Mar 2025

to

28 Feb 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

275 ARMOURS ROAD WARRAGUL VIC 3820	\$1,430,000	14-Nov-25
35 PHARAOHS ROAD WARRAGUL VIC 3820	\$1,500,000	21-Jan-26
12 MURDIE ROAD WARRAGUL VIC 3820	\$1,632,000	25-Nov-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: 23 March 2026

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**275 ARMOURS ROAD WARRAGUL
VIC 3820**

 3  2  3

Sold Price

^{RS} **\$1,430,000**

Sold Date

14-Nov-25

Distance

2.07km



**35 PHARAOHS ROAD WARRAGUL
VIC 3820**

 5  3  4

Sold Price

^{RS} **\$1,500,000**

Sold Date

21-Jan-26

Distance

4.86km



**12 MURDIE ROAD WARRAGUL VIC
3820**

 4  3  6

Sold Price

\$1,632,000

Sold Date

25-Nov-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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