

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

21 DERWENT 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,950

Property type

Land

Suburb

Warragul

Period-from

01 May 2025

to

30 Apr 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

7 SNOWS HILL AVENUE WARRAGUL VIC 3820	\$300,000	03-Apr-25
13 SIERRA STREET WARRAGUL VIC 3820	\$330,000	13-Nov-25
12 SIERRA STREET WARRAGUL VIC 3820	\$310,000	24-Jul-25

OR

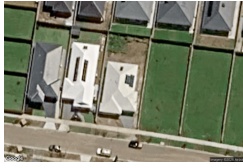
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 May 2026

Chris Hill

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**7 SNOWS HILL AVENUE
WARRAGUL VIC 3820**

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Sold Price **\$300,000** Sold Date **03-Apr-25**Distance **0.22km****13 SIERRA STREET WARRAGUL VIC
3820**

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Sold Price **\$330,000** Sold Date **13-Nov-25**Distance **0.3km****12 SIERRA STREET WARRAGUL VIC
3820**

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Sold Price **\$310,000** Sold Date **24-Jul-25**Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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