

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

36 CARISBROOKE 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$302,500

Property type

Land

Suburb

Warragul

Period-from

01 Jun 2025

to

31 May 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

15 WELLINGTON COURT WARRAGUL VIC 3820	\$390,000	12-Jun-26
12 WELLINGTON COURT WARRAGUL VIC 3820	\$385,000	06-Mar-26
7 WELLINGTON COURT WARRAGUL VIC 3820	\$380,000	18-Mar-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: 16 June 2026



**15 WELLINGTON COURT
WARRAGUL VIC 3820**

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Sold Price ^{RS} **\$390,000** Sold Date **12-Jun-26**

Distance **0.47km**

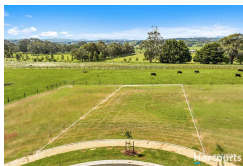


**12 WELLINGTON COURT
WARRAGUL VIC 3820**

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Sold Price **\$385,000** Sold Date **06-Mar-26**

Distance **0.53km**



**7 WELLINGTON COURT
WARRAGUL VIC 3820**

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Sold Price **\$380,000** Sold Date **18-Mar-25**

Distance **0.57km**

Why build with JG King Homes?

-  Columbus STEEL FRAME
-  Tropicool STEEL ROOF
-  TERMITES RESISTANT
-  BUSHFIRE PROTECTION
-  AUSTRALIAN MADE STEEL FRAME & ROOF
-  90 YEAR STRUCTURAL WARRANTY*
-  MULTI-AWARD WINNING BUILDER
-  OVER 25,000 HOMES BUILT
-  MELBOURNE & REGIONAL VICTORIA
-  FAMILY OWNED & OPERATED

**54 PARAMOUNT DRIVE
WARRAGUL VIC 3820**

 4  2  2

Sold Price **\$373,000** Sold Date **14-Jul-25**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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