

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

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

7 EMERALD DRIVE WARRAGUL VIC 3820	\$1,470,000	28-Mar-26
22 BELLAMY CLOSE WARRAGUL VIC 3820	\$1,450,000	17-Feb-26
275 ARMOURS ROAD WARRAGUL VIC 3820	\$1,430,000	12-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: 19 June 2026

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**7 EMERALD DRIVE WARRAGUL  
VIC 3820**

 4  2  3

Sold Price **\$1,470,000** Sold Date **28-Mar-26**

Distance **1.41km**



**22 BELLAMY CLOSE WARRAGUL  
VIC 3820**

 4  2  2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **17-Feb-26**

Distance **2km**



**275 ARMOURS ROAD WARRAGUL  
VIC 3820**

 3  2  3

Sold Price **\$1,430,000** Sold Date **12-Nov-25**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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