

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

147 EMBERWOOD ROAD 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$309,500

Property type

Land

Suburb

Warragul

Period-from

01 Jul 2025

to

30 Jun 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

20 COVENTRY DRIVE WARRAGUL VIC 3820	\$385,000	09-Jun-25
119 TWIN RANGES DRIVE WARRAGUL VIC 3820	\$405,000	06-Mar-26
52 PARAMOUNT DRIVE WARRAGUL VIC 3820	\$390,000	17-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: 30 July 2026

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**20 COVENTRY DRIVE WARRAGUL
VIC 3820**

 -  -  -

Sold Price

\$385,000

Sold Date

09-Jun-25

Distance

0.14km



**119 TWIN RANGES DRIVE
WARRAGUL VIC 3820**

 -  -  -

Sold Price

\$405,000

Sold Date

06-Mar-26

Distance

0.48km



**52 PARAMOUNT DRIVE
WARRAGUL VIC 3820**

 4  3  -

Sold Price

\$390,000

Sold Date

17-Jul-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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