

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

29 LILLEYS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Warragul

Period-from

01 Sep 2025

to

31 Aug 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

156 ALBERT ROAD WARRAGUL VIC 3820	\$500,000	07-Aug-25
133 ALBERT ROAD WARRAGUL VIC 3820	\$519,000	04-Jun-25
10 ALASKA COURT WARRAGUL VIC 3820	\$560,000	12-Sep-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: 20 September 2026

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	156 ALBERT ROAD WARRAGUL VIC 3820  3  1  2	Sold Price	\$500,000	Sold Date 07-Aug-25
				Distance 2.53km
	133 ALBERT ROAD WARRAGUL VIC 3820  3  2  2	Sold Price	\$519,000	Sold Date 04-Jun-25
				Distance 2.35km
	10 ALASKA COURT WARRAGUL VIC 3820  3  2  2	Sold Price	\$560,000	Sold Date 12-Sep-25
				Distance 3.72km

RS = Recent sale

UN = Undisclosed Sale

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