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	131 MILLS 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	$740,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Warragul
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
120 EMBERWOOD ROAD WARRAGUL VIC 3820	$705,000	21-Jan-25
11 LILLYPILLY STREET WARRAGUL VIC 3820	$716,000	27-Nov-24
13 LANCASHIRE ROAD WARRAGUL VIC 3820	$735,000	21-Oct-24

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: 15 May 2025

OBrien Real Estate

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120 EMBERWOOD ROAD WARRAGUL VIC 3820

4 2 2

Sold Price **$705,000** Sold Date **21-Jan-25**

Distance **0.17km**



11 LILLYPILLY STREET WARRAGUL VIC 3820

4 2 2

Sold Price **$716,000** Sold Date **27-Nov-24**

Distance **1.33km**



13 LANCASHIRE ROAD WARRAGUL VIC 3820

4 2 2

Sold Price **$735,000** Sold Date **21-Oct-24**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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