

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

11 BOXCAR STREET 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Warragul

Period-from

01 Aug 2025

to

31 Jul 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

21 BOXCAR STREET WARRAGUL VIC 3820	\$695,000	11-Aug-26
13 LANCASHIRE ROAD WARRAGUL VIC 3820	\$725,000	03-Aug-26
18 FRANKLIN AVENUE WARRAGUL VIC 3820	\$805,000	17-Aug-26

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: 27 August 2026

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**21 BOXCAR STREET WARRAGUL
VIC 3820**

Sold Price

^{RS}

\$695,000

Sold Date

11-Aug-26



4



2



2

Distance

0.08km



**13 LANCASHIRE ROAD WARRAGUL
VIC 3820**

Sold Price

^{RS}

\$725,000

^{UN}

Sold Date

03-Aug-26



4



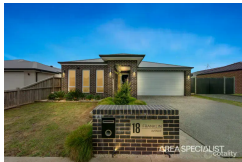
2



2

Distance

1.14km



**18 FRANKLIN AVENUE WARRAGUL
VIC 3820**

Sold Price

^{RS}

\$805,000

Sold Date

17-Aug-26



4



2



4

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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