

# 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 341 Normanby Street, Warragul, Vic 3820


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$695,000 & \$750,000

### Median sale price

Median price \$700,000 Property type House Suburb Warragul

Period - From 01/01/2026 to 31/03/2026 Source  PropTrack

### 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 eighteen 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
19 Ellen Close, Warragul, VIC 3820	\$720,000	22/07/2025
5 Windhaven Court, Warragul, VIC 3820	\$700,000	14/04/2025
37 Rangeview Street, Warragul, VIC 3820	\$740,250	10/06/2025

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 eighteen months.~~

This Statement of Information was prepared on: 01/04/2026