

## 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

6 MUIRHEAD CLOSE WARRAGUL VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Warragul

Period-from

01 Apr 2025

to

31 Mar 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

275 ARMOURS ROAD WARRAGUL VIC 3820	\$1,430,000	12-Nov-25
416 EAST WEST ROAD WARRAGUL VIC 3820	\$1,160,000	09-Jan-26
8 WEB COURT WARRAGUL VIC 3820	\$1,120,000	06-Feb-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: 12 May 2026



**275 ARMOURS ROAD WARRAGUL VIC 3820**

Sold Price

**\$1,430,000**

Sold Date

**12-Nov-25**

3 2 3

Distance

**0.41km**



**416 EAST WEST ROAD WARRAGUL VIC 3820**

Sold Price

<sup>RS</sup> **\$1,160,000**

Sold Date

**09-Jan-26**

4 2 2

Distance

**1.21km**



**8 WEB COURT WARRAGUL VIC 3820**

Sold Price

**\$1,120,000**

Sold Date

**06-Feb-26**

4 2 4

Distance

**3.42km**



**99 LANDBOROUGH STREET WARRAGUL VIC 3820**

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date

**02-Apr-26**

4 2 2

Distance

**2.5km**



**173 BONA VISTA ROAD WARRAGUL VIC 3820**

Sold Price

<sup>RS</sup> **\$1,355,000**

Sold Date

**26-Mar-26**

4 2 8

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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