

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 409 - Rosewood Retreat, Warragul, 3820
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### Indicative selling price

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

Single price \$ 280,000 or range between &

### Median sale price

Median price \$ 271,000 Property type Suburb Warragul

Period - From 1/07/2025 to 30/09/2025 Source Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 59 - Dazzler Road, Warragul, 3820	\$ 279,000	22/09/2025
2 Lot 68 - Dazzler Road, Warragul, 3820	\$ 282,000	14/10/2025
3 Lot 22 - Nova Street, Warragul, 3820	\$ 282,000	6/10/2025

This Statement of Information was prepared on: 27 Feb 2026