

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 415 - Mirage Crescent, Warragul, 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 278,000 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 63 - Dazzler Road, Warragul, 3820	\$ 271,000	24/10/2025
2 Lot 333 - Mirage Crescent, Warragul, 3820	\$ 270,000	20/12/2025
3 Lot 272 - Tudor Terrace, Warragul, 3820	\$ 288,500	22/10/2025

This Statement of Information was prepared on: 27 Feb 2026