



STATEMENT OF INFORMATION

20 VANTAGE RISE, WARRAGUL, VIC 3820

PREPARED BY LIFESTYLE & ACREAGE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 VANTAGE RISE, WARRAGUL, VIC 3820 4 3 2

Indicative Selling Price

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

Price Range: **\$900,000 to \$950,000**

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$665,000

01 April 2025 to 31 March 2026

Provided by:

COMPARABLE PROPERTIES

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.



8 SIERRA ST, WARRAGUL, VIC 3820

4 2 2

Sale Price

\$910,000

Sale Date: 30/01/2026

Distance from Property: 147m

Open For Inspection - Conditions of Entry

Photo ID Required
One person aged 18+ from each group must present valid photo ID and a contact phone number upon arrival.

Right to Refuse Entry
Entry may be refused if photo ID is not provided or if any attendee fails to comply with reasonable directions from our team.

Respect the Space
Please remove your shoes before entry, refrain from touching personal belongings, or taking videos / photos without permission.

Thank You for Your Co-operation
We appreciate your understanding and look forward to assisting you.



4 CUMBERLAND AVE, WARRAGUL, VIC 3820

5 3 2

Sale Price

\$930,000

Sale Date: 13/12/2025

Distance from Property: 2.7km



11 PANDANUS CRT, WARRAGUL, VIC 3820

4 2 2

Sale Price

***\$910,000**

Sale Date: 18/12/2025

Distance from Property: 4.2km

This report has been compiled on 01/05/2026 by Lifestyle & Acreage Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

20 VANTAGE RISE, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range: \$900,000 to \$950,000


Median sale price

Median price: \$665,000

Property type: House

Suburb: WARRAGUL

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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
8 SIERRA ST, WARRAGUL, VIC 3820	\$910,000	30/01/2026
4 CUMBERLAND AVE, WARRAGUL, VIC 3820	\$930,000	13/12/2025
11 PANDANUS CRT, WARRAGUL, VIC 3820	*\$910,000	18/12/2025

This Statement of Information was prepared on: 01/05/2026