

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

30/09/2026

Property offered for sale

Address
Including suburb and postcode

425 Buttermans Track, St Andrews Vic 3761

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	4	N/A	80,937.2

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$1,518,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address		435 One Tree Hill Rd CHRISTMAS HILLS 3775			
Sale price		\$1,100,000	Date of sale		12/12/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	6	N/A	80,937.2

Comparable property 2

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period. Due to 425 Buttermans Track's unique combination of vineyard, irrigation and usable land, fewer than three comparable sales exist. The closest is 435 One Tree Road, Christmas Hills, a three-bedroom home with a shed on a similar-sized block, though it lacks these features.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price

Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4f73cac077609412c48a1df8ea6f70fb>

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3 1 4

Property Type: House
Land Size: 80937.2 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,518,000
Median House Price
Year ending June 2026: \$980,000

Comparable Properties



435 One Tree Hill Rd CHRISTMAS HILLS 3775 (REI)

Agent Comments

3 1 6

Price: \$1,100,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 80937.20 sqm approx

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period. Due to 425 Buttermans Track's unique combination of vineyard, irrigation and usable land, fewer than three comparable sales exist. The closest is 435 One Tree Road, Christmas Hills, a three-bedroom home with a shed on a similar-sized block, though it lacks these features.

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