

Property Price Statement

Single residential property

located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 14/10/26

Property offered for sale

Address
Including suburb and
postcode

44 MONTGOMERY STREET LAKE BOLAC VIC 3351

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	3	2	4	107m ²	4,267m 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

\$650,000

&

\$675,000

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

N/A

Median sale price

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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	Sale price	Date of sale
2179 GLENELG HIGHWAY LAKE BOLAC VIC 3351	\$542,000	02-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	1	10	199m ²	4m ²

Comparable property 2

Address	Sale price	Date of sale
75 FRONTAGE ROAD LAKE BOLAC VIC 3351	\$585,000	03-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	5	3	4	-	2,819m ²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
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:

Lake Bolac is a small rural township with limited market activity and a limited volume of property sales. Recent sales within the locality vary significantly in land size, improvements, condition, and property type, including lifestyle holdings, rural properties, and vacant land. Accordingly, limited sales within the past 18 months are considered sufficiently comparable to 44 Montgomery Street to provide reliable direct market evidence.

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	____/____/____

Brad Jensen
P 0353521400
M 0438521039
E brad.jensen@nh.com.au



2179 GLENELG HIGHWAY LAKE
BOLAC VIC 3351

HOUSE

4 1 10 4m² 199m² Distance 1.17km

Sold Price \$542,000 Sold Date 02-May-26



75 FRONTAGE ROAD LAKE BOLAC
VIC 3351

HOUSE

5 3 4 2,819m² - Distance 0.17km

Sold Price \$585,000 Sold Date 03-Mar-26

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.