Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 01/10/2026

## Property offered for sale

Address
Including suburb and postcode: 380 Clifton West Road, Mount Taylor, Vic 3875

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| HOUSE | 4 | 1 | 2 | 147 | 164,200 |

## 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: $800,000 & $820,000

## 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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

## 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: $850,000 Property type: House Suburb: Mount Taylor

Period: from 01/10/2025 to 30/09/2026 Source: PropTrack

## 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.

[*Insert N/A in blank sections*]

**Comparable property 1**

| 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 (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

**Comparable property 2**

| 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 (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

**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 (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| 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:

[*Insert N/A if there were three comparable properties*]

This property is quite unique within the local market, which makes direct comparison difficult. Being an approximately 100-year-old home, there are very few genuinely comparable properties that offer the same combination of age, character, land and improvements.

In arriving at this price range, I have taken into consideration the size and usability of the land, the style and character of the existing home, the overall setting of the property and the substantial shedding and additional improvements. These features all contribute significantly to the property's overall appeal and value, particularly for buyers looking for space, character and good shedding rather than a more conventional residential home.

Due to the age and individual nature of the residence, there are currently no directly comparable sales that mirror the

property as a whole. The appraisal therefore requires consideration of the broader market, including comparable landholdings, properties offering similar shedding and improvements, and homes that appeal to a similar rural and lifestyle buyer.

Taking all of these factors into account, together with current buyer demand and the property's unique offering, I believe a range of $800,000 to $820,000 is a reasonable representation of its current market value.

## 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 | $780,000.00 |
| Unconditional sale date | 08 /10 / 2026 |