Property Price Statement
Single residential property
located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 16/10/26

Property offered for sale

Address
Including suburb and postcode

76 TAYLORS LANE STRATHFIELDSAYE VIC 3551

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	4	-	4,000m²

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 $850,000 & $935,000

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 Price	$765,000	Property type	House	Suburb	Strathfieldsaye
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

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.

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
11 LAWRENCE ROAD STRATHFIELDSAYE VIC 3551	$960,000	11-Feb-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	6	4	1	178m²	3,014m²

Comparable property 2

Address	Sale price	Date of sale
13 LAWRENCE ROAD STRATHFIELDSAYE VIC 3551	$840,000	22-Apr-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	4	188m²	3,014m²

Comparable property 3

Address	Sale price	Date of sale
54 RYALLS LANE STRATHFIELDSAYE VIC 3551	$870,000	08-Jul-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	2	194m²	3,898m²

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:~~

N/A

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	$850,000
Unconditional sale date	09/11/2026

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11 LAWRENCE ROAD
STRATHFIELDSAYE VIC 3551

Sold Price $960,000 Sold Date 11-Feb-26

HOUSE

6 4 1 3,014m² 178m² Distance 2.18km



13 LAWRENCE ROAD
STRATHFIELDSAYE VIC 3551

Sold Price $840,000 Sold Date 22-Apr-25

HOUSE

4 2 4 3,014m² 188m² Distance 2.21km



54 RYALLS LANE
STRATHFIELDSAYE VIC 3551

Sold Price $870,000 Sold Date 08-Jul-25

HOUSE

5 2 2 3,898m² 194m² Distance 1.39km



249 BAKERS LANE
STRATHFIELDSAYE VIC 3551

Sold Price $1,050,000 Sold Date 27-Apr-26

HOUSE

3 2 3 2.01ha 175m² Distance 1.47km

RS = Recent sale UN = Undisclosed Sale

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9 MORRIS PLACE
STRATHFIELDSAYE VIC 3551

Sold Price $1,200,000 Sold Date 08-May-26

HOUSE

5 | 2 | 4 | 3,888m² | 188m² | Distance 2.39km



56 SCHILLING LANE
STRATHFIELDSAYE VIC 3551

Sold Price $910,000 Sold Date 19-Mar-25

HOUSE

4 | - | - | 7,919m² | - | Distance 1.42km

RS = Recent sale

UN = Undisclosed Sale

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