PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980

16 MORRISON STREET, KANGAROO

5 1 2

Indicative Selling Price

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

Single Price: **$560,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

Seller's Reserve Price: **N/A**

MEDIAN SALE PRICE

KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

$650,000

01 June 2026 to 31 August 2026

Provided by: pricefinder

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.

88 CHURCH ST, KANGAROO FLAT, VIC 3555

3 1 2

Sale Price

$555,000

Sale Date: 06/08/2026

Distance from Property: 571m

36 HOPE ST, KANGAROO FLAT, VIC 3555

3 1 1

Sale Price

$559,000

Sale Date: 04/11/2025

Distance from Property: 715m

136 CRUSOE RD, KANGAROO FLAT, VIC 3555

3 1 2

Sale Price

$543,000

Sale Date: 27/07/2026

Distance from Property: 1.6km

This report has been compiled on 05/10/2026 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980* **Date prepared** 05/10/2026

Property offered for sale

Address Including suburb and postcode	16 MORRISON STREET, KANGAROO FLAT, VIC 3555

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	5	1	2	207m²	801m²

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	$560,000

or

Range between	N/A	&	N/A

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

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	$650,000	**Property type**	HOUSE	**Suburb**	KANGAROO FLAT
Period: from	01/06/2026	**to**	31/08/2026	**Source**	pricefinder

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
88 CHURCH ST, KANGAROO FLAT, VIC 3555	$555,000	06/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2	132m²	846m²

Comparable property 2

Address	Sale price	Date of sale
36 HOPE ST, KANGAROO FLAT, VIC 3555	$559,000	04/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	1	140m²	400m²

Comparable property 3

Address	Sale price	Date of sale
136 CRUSOE RD, KANGAROO FLAT, VIC 3555	$543,000	27/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2	222m²	621m²

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 were sold within the relevant period:

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	
Unconditional sale date	