

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

28/10/2026

Property offered for sale

Address
Including suburb and postcode

252-256 Jumping Creek Road, Warrandyte Vic 3113

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	6	3	5	575	77757

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 \$4,500,000

or

Range between

&

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 \$1,500,000

Property type House

Suburb Warrandyte

Period: from 28/10/2025

to

27/10/2026

Source

Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six 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	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 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:

There are fewer than three sufficiently comparable properties sold within the relevant date and location parameters. The property is unique in its substantial acreage, with limited comparable sales available for properties of a similar land size and character. Its usable land, suitability for horse keeping with 5 paddocks, elevated hilltop position with attractive views, secondary accommodation with a 2 bedroom granny flat, and access via two separate street entrances further distinguish it from other properties, making direct comparison with recent sales difficult.

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=13588de9714263dddd7ad593232d5e71>



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Indicative Selling Price
\$4,500,000

Median House Price
28/10/2025 - 27/10/2026: \$1,500,000



6 3 5

Rooms: 10
Property Type: Acreage
Land Size: 77757 sqm approx
Agent Comments

Comparable Properties

There are fewer than three sufficiently comparable properties sold within the relevant date and location parameters. The property is unique in its substantial acreage, with limited comparable sales available for properties of a similar land size and character. Its usable land, suitability for horse keeping with 5 paddocks, elevated hilltop position with attractive views, secondary accommodation with a 2 bedroom granny flat, and access via two separate street entrances further distinguish it from other properties, making direct comparison with recent sales difficult.

