Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 1187 Heyfield-seaton Road, Seaton Vic 3858

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	N/A	N/A	29,542.1

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: $398,000 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: N/A Property type: N/A Suburb: N/A

Period: from N/A to N/A Source: N/A

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	Lot 15 Bibaringa Ct SEATON 3858		
Sale price	$375,000	Date of sale	04/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	0	0	0	N/A	N/A

Comparable property 2

Address	Lot Lot 2/1122 Heyfield Seaton Rd SEATON 3858		
Sale price	$390,000	Date of sale	25/06/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	46,579.36

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:

No other comparable recent land sales in Seaton

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=c161f4bb058bcf2575c281c1942a7482

1187 Heyfield-seaton Road, Seaton Vic 3858



Property Type: Land
Land Size: 29542.1 sqm approx

Agent Comments

Indicative Selling Price
$398,000
No median price available

Comparable Properties

Lot 15 Bibaringa Ct SEATON 3858 (REI)

- - -

Price: $375,000
Method:
Date: 04/09/2026
Property Type: Land

Agent Comments



Lot Lot 2/1122 Heyfield Seaton Rd SEATON 3858 (REI)

- - -

Price: $390,000
Method: Private Sale
Date: 25/06/2025
Property Type: Land
Land Size: 46579.36 sqm approx

Agent Comments

No other comparable recent land sales in Seaton

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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