Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 10/11/26

Property offered for sale

Address
Including suburb and postcode: 2470 PRINCES HIGHWAY WINCHELSEA VIC 3241

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Farm	-	-	-	-	6.02ha

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: $1,500,000

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	$647,500	Property type	Farm	Suburb	Winchelsea
Period: from	01 Nov 2025	to	31 Oct 2026	Source	Cotality

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
75 WALTONS ROAD BUCKLEY VIC 3240	$2,165,000	01-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	-	-	-	-	77.74ha

Comparable property 2

Address	Sale price	Date of sale
385 GHERANG ROAD GHERANG VIC 3240	$1,500,000	16-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	3	2	2	-	4.73ha

Comparable property 3

Address	Sale price	Date of sale
10 ORCHARDS ROAD WINCHELSEA VIC 3241	$800,000	22-May-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	3	-	-	-	3.82ha

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	$_____
Unconditional sale date	_____/_____/_____

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75 WALTONS ROAD BUCKLEY VIC 3240
FARM
- - - 77.74ha -

Sold Price RS $2,165,000 Sold Date 01-Sep-26
Distance 7.69km



385 GHERANG ROAD GHERANG VIC 3240
FARM
3 2 2 4.73ha -

Sold Price $1,500,000 Sold Date 16-May-26
Distance 9.93km



10 ORCHARDS ROAD WINCHELSEA VIC 3241
FARM
3 - - 3.82ha -

Sold Price $800,000 Sold Date 22-May-25
Distance 3.55km



8 KARNGUN CRESCENT WINCHELSEA VIC 3241
FARM
4 2 2 2.35ha 243m²

Sold Price $1,552,000 Sold Date 12-Nov-25
Distance 4.78km

RS = Recent sale **UN** = Undisclosed Sale

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