Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 97 Vincent Street, Daylesford Vic 3460

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	5	4	3	N/A	1,150

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: $2,950,000 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: $800,000 Property type: House Suburb: Daylesford

Period: from 01/07/2025 to 30/06/2026 Source: REIV

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	10 Ranch Rd DAYLESFORD 3460		
Sale price	$2,000,000	Date of sale	24/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	22	9	10	N/A	93,077.78

Comparable property 2

Address	18 Duke St DAYLESFORD 3460		
Sale price	$2,700,000	Date of sale	30/08/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	5	2	N/A	1,505

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:

Mixed commercial and residential

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=7d5b7d63303e10968135d3377f32c43d

97 Vincent Street, Daylesford Vic 3460

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5 4 3

Rooms: 12
Property Type: Commercial/Residential
Land Size: 1150 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000
Median House Price
Year ending June 2026: $800,000

Comparable Properties

10 Ranch Rd DAYLESFORD 3460 (REI)

22 9 10

Price: $2,000,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 93077.78 sqm approx

Agent Comments

18 Duke St DAYLESFORD 3460 (REI)

5 5 2

Price: $2,700,000
Method: Private Sale
Date: 30/08/2025
Property Type: House
Land Size: 1505 sqm approx

Agent Comments

Mixed commercial and residential

Account - Atria Real Estate

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