Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	27/10/2026

Property offered for sale

Address Including suburb and postcode	Lot 36 Freeman Circuit, Newborough VIC 3825

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
Vacant residential land	N/A	N/A	N/A	N/A	508

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	$ 237,500		
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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

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	$ 245,000	Property type	*Land*	Suburb	Newborough
Period: from	July 2025	to	July 2026	Source	REA (supplied SOI)

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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
Lot 5, Alcott Drive, Newborough VIC 3825	271,000	14/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant residential land	N/A	N/A	N/A	N/A	760

Comparable property 2

Address	Sale price	Date of sale
Lot 33, Manna Drive, Newborough VIC 3825	290,000	07/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant residential land	N/A	N/A	N/A	N/A	660

Comparable property 3

Address	Sale price	Date of sale
56 Alcott Drive, Newborough VIC 3825	175,000	12/12/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant residential land	N/A	N/A	N/A	N/A	378

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:

[*Insert N/A if there were three comparable properties*]

N/A