Property Price Statement

Multiple residential properties (units) of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28 September 2026

Units offered for sale

Address Including suburb and postcode	Livingston - 32 Four Mile Rd, Benalla VIC 3672

Key features of the properties

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m^2) (may be a range)**	**Total land size (in m^2) (may be a range)**
Lot 96 – 49.38 x 48.18 (4,000m2)	N/A	N/A	N/A	N/A	4,000
Lot 99 – 53.79 x 64.1 (4,001m2)	N/A	N/A	N/A	N/A	4,001
Lot 100 – 55.02 x 73.54 (4,000m2)	N/A	N/A	N/A	N/A	4,000
Lot 505 & 506 – 16 x 40 (640m2)	N/A	N/A	N/A	N/A	640
Lot 515 – 16 x 42 (672m2)	N/A	N/A	N/A	N/A	672
Lot 516 – 18 x 42 (756m2)	N/A	N/A	N/A	N/A	756
Lot 517 – 14 x 42 (588m2)	N/A	N/A	N/A	N/A	588
Lot 605 – 16 x 36 (576m2)	N/A	N/A	N/A	N/A	576
Lot 606 – 14 x 36 (504m2)	N/A	N/A	N/A	N/A	504
Lot 612 – 31.97 x 22.11 (478m2)	N/A	N/A	N/A	N/A	478
Lot 613 – 35 x 30.33 (655m2)	N/A	N/A	N/A	N/A	655
Lot 614 – 17 x 30.33 (546m2)	N/A	N/A	N/A	N/A	546
Lot 615 – 16 x 30.01 (556m2)	N/A	N/A	N/A	N/A	556
Lot 616 – 18 x 30.01 (628m2)	N/A	N/A	N/A	N/A	628

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 96 – 49.38 x 48.18 (4,000m2)	$310,000	or range between	N/A	&	N/A
Lot 99 – 53.79 x 64.1 (4,001m2)	$310,000	or range between	N/A	&	N/A
Lot 100 – 55.02 x 73.54 (4,000m2)	$320,000	or range between	N/A	&	N/A

Lot 505 & 506 – 16 x 40 (640m2)	$230,500	or range between	N/A	&	N/A
Lot 515 – 16 x 42 (672m2)	$233,500	or range between	N/A	&	N/A
Lot 516 – 18 x 42 (756m2)	$242,000	or range between	N/A	&	N/A
Lot 517 – 14 x 42 (588m2)	$228,000	or range between	N/A	&	N/A
Lot 605 – 16 x 36 (576m2)	$226,000	or range between	N/A	&	N/A
Lot 606 – 14 x 36 (504m2)	$216,500	or range between	N/A	&	N/A
Lot 612 – 31.97 x 22.11 (478m2)	$200,500	or range between	N/A	&	N/A
Lot 613 – 35 x 30.33 (655m2)	$232,000	or range between	N/A	&	N/A
Lot 614 – 17 x 30.33 (546m2)	$225,500	or range between	N/A	&	N/A
Lot 615 – 16 x 30.01 (556m2)	$226,000	or range between	N/A	&	N/A
Lot 616 – 18 x 30.01 (628m2)	$231,500	or range between	N/A	&	N/A

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.

Unit address	N/A – not to be sold by auction or fixed-date sale	Seller's reserve price	N/A

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$225,000	Suburb	Benalla

Period - From	April 2026	To	June 2026	Source	Internal Research Department

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 55 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

Lot 96 – 49.38 x 48.18 (4,000m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 99 – 53.79 x 64.1 (4,001m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 100 – 55.02 x 73.54 (4,000m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 505 & 506 – 16 x 40 (640m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 88 Livingston, Benalla VIC	$225,000	Aug 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 land (16 x 40)	N/A	N/A	N/A	N/A	640

Comparable property 2

Address	Sale price	Date of sale
Lot 89 Livingston, Benalla VIC	$225,000	Aug 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 land (16 x 40)	N/A	N/A	N/A	N/A	638

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 515 – 16 x 42 (672m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 519 Livingston, Benalla VIC	$232,000	Mar 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 land (16 x 42)	N/A	N/A	N/A	N/A	672

Comparable property 2

Address	Sale price	Date of sale
Lot 512 Livingston, Benalla VIC	$228,500	Jan 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 land (16 x 42)	N/A	N/A	N/A	N/A	672

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 516 – 18 x 42 (756m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 517 – 14 x 42 (588m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 518 Livingston, Benalla VIC	$223,000	Mar 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 land (14 x 42)	N/A	N/A	N/A	N/A	588

Comparable property 2

Address	Sale price	Date of sale
Lot 520 Livingston, Benalla VIC	$223,000	Mar 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 land (14 x 42)	N/A	N/A	N/A	N/A	588

Comparable property 3

Address	Sale price	Date of sale
Lot 521 Livingston, Benalla VIC	$223,000	Feb 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 land (14 x 42)	N/A	N/A	N/A	N/A	588

Lot 605 – 16 x 36 (576m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 608 Livingston, Benalla VIC	$231,000	Aug 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 land (16 x 36)	N/A	N/A	N/A	N/A	576

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 606 – 14 x 36 (504m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 104 Livingston, Benalla VIC	$237,500	Aug 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 land (14 x 36)	N/A	N/A	N/A	N/A	506

Comparable property 2

Address	Sale price	Date of sale
Lot 607 Livingston, Benalla VIC	$216,500	Aug 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 land (14 x 36)	N/A	N/A	N/A	N/A	504

Comparable property 3

Address	Sale price	Date of sale
Lot 604 Livingston, Benalla VIC	$244,500	May 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 land (14 x 36)	N/A	N/A	N/A	N/A	504

Lot 612 – 31.97 x 22.11 (478m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 613 – 35 x 30.33 (655m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 614 – 17 x 30.33 (546m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 615 – 16 x 30.01 (556m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Lot 616 – 18 x 30.01 (628m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

Reason there are fewer than three comparable properties for a unit type or class

☒ **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:

Fewer than three comparable properties were sold within the relevant period and radius. The lots offered for sale are unique in terms of land size, dimensions, frontage and depth. As a result, there are insufficient sales of lots with sufficiently similar characteristics to provide meaningful comparable evidence.

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	Lot 96 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 99 – 32 Four Mile Rd, Benalla VIC 3672		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 100 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 505 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 506 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 515 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 516 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 517 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 605 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 606 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 612 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 613 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 614 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 615 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 616 – 32 Four Mile Rd, Benalla VIC 3672		
Sale price	$_____	Unconditional sale date	_____/_____/_____