Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared: 12/10/2026

Property offered for sale

Address
Including suburb or locality and postcode: 3545 32 Bedrock Drive Fyansford

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 Only					604.00

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price $ 639,000 **or range between** $ **&** $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price $ 568,000 **Property Type** Land Only **Suburb** Fyansford

Period - From 12/04/2026 **To** 12/10/2026 **Source** RPM Data

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
301 Unit 1, 9 Queensridge Grove Fyansford	$620,000	30/06/2025

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					547.00

Address of comparable property	Price	Date of sale
3546 34 Bedrock Drive Fyansford	$660,000	27/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					679.00

Address of comparable property	Price	Date of sale
3541 24 Bedrock Drive Fyansford	$605,000	14/06/2025

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					572.00

☐ 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

Sale price $0 **Unconditional sale date**