Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 08/10/2026

Property offered for sale

Address
Including suburb or locality and postcode: 48 28 Dapping Street Drouin

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					475.00

Indicative selling price

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

Single Price $ 321,000 **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 $ 370,000 **Property Type** Land Only **Suburb** Drouin

Period - From 08/04/2026 **To** 08/10/2026 **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
36 15 Orvis Street Drouin	$304,500	09/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					420.00

Address of comparable property	Price	Date of sale
15 29 Fenwick Drive Drouin	$313,600	07/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					448.00

Address of comparable property	Price	Date of sale
20 18 Orvis Street Drouin	$301,600	29/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					416.00

☐ 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 | **Unconditional sale date**