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	The Lookout Estate - 85 Colac-Lavers Hill Road, Elliminyt VIC 3250

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 105 – 14 x 48.59 (680m2)	N/A	N/A	N/A	N/A	680
Lot 106 – 18.56 x 61.4 (1,112m2)	N/A	N/A	N/A	N/A	1,112
Lot 107 – 10.03 x 29.94 (696m2)	N/A	N/A	N/A	N/A	696
Lot 108 – 14 x 31.87 (488m2)	N/A	N/A	N/A	N/A	488
Lot 109 – 14 x 22.5 (380m2)	N/A	N/A	N/A	N/A	380
Lot 110 – 12.5 x 28.41 (403m2)	N/A	N/A	N/A	N/A	403
Lot 111 – 17.62 x 19.51 (346m2)	N/A	N/A	N/A	N/A	346
Lot 112 & 143 – 12.5 x 32.5 (406m2)	N/A	N/A	N/A	N/A	406
Lot 138 – 22.71 x 25 (516m2)	N/A	N/A	N/A	N/A	516
Lot 139 & 140 – 12.5 x 53 (663m2)	N/A	N/A	N/A	N/A	663
Lot 141 – 15.61 x 53 (814m2)	N/A	N/A	N/A	N/A	814
Lot 200 – 15 x 25 (370m2)	N/A	N/A	N/A	N/A	370
Lot 201 – 14 x 25 (350m2)	N/A	N/A	N/A	N/A	350
Lot 203 – 16.01 x 25 (396m2)	N/A	N/A	N/A	N/A	396
Lot 225 – 17 x 32 (539m2)	N/A	N/A	N/A	N/A	539
Lot 226 – 14 x 32 (448m2)	N/A	N/A	N/A	N/A	448
Lot 228 – 14 x 32 (448m2)	N/A	N/A	N/A	N/A	448
Lot 229 – 16.47 x 32 (521m2)	N/A	N/A	N/A	N/A	521
Lot 230 – 13 x 41.7 (563m2)	N/A	N/A	N/A	N/A	563
Lot 231 – 12.5 x 41.7 (504m2)	N/A	N/A	N/A	N/A	504

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 105 – 14 x 48.59 (680m2)	$301,500	or range between	N/A	&	N/A
Lot 106 – 18.56 x 61.4 (1,112m2)	$387,500	or range between	N/A	&	N/A
Lot 107 – 10.03 x 29.94 (696m2)	$303,500	or range between	N/A	&	N/A
Lot 108 – 14 x 31.87 (488m2)	$265,500	or range between	N/A	&	N/A
Lot 109 – 14 x 22.5 (380m2)	$232,500	or range between	N/A	&	N/A
Lot 110 – 12.5 x 28.41 (403m2)	$248,500	or range between	N/A	&	N/A
Lot 111 – 17.62 x 19.51 (346m2)	$220,000	or range between	N/A	&	N/A
Lot 112 & 143 – 12.5 x 32.5 (406m2)	$263,500	or range between	N/A	&	N/A
Lot 138 – 22.71 x 25 (516m2)	$268,000	or range between	N/A	&	N/A
Lot 139 & 140 – 12.5 x 53 (663m2)	$301,000	or range between	N/A	&	N/A
Lot 141 – 15.61 x 53 (814m2)	$322,000	or range between	N/A	&	N/A
Lot 200 – 15 x 25 (370m2)	$244,000	or range between	N/A	&	N/A
Lot 201 – 14 x 25 (350m2)	$243,000	or range between	N/A	&	N/A
Lot 203 – 16.01 x 25 (396m2)	$260,500	or range between	N/A	&	N/A
Lot 225 – 17 x 32 (539m2)	$259,500	or range between	N/A	&	N/A
Lot 226 – 14 x 32 (448m2)	$264,000	or range between	N/A	&	N/A
Lot 228 – 14 x 32 (448m2)	$277,500	or range between	N/A	&	N/A
Lot 229 – 16.47 x 32 (521m2)	$283,500	or range between	N/A	&	N/A
Lot 230 – 13 x 41.7 (563m2)	$302,500	or range between	N/A	&	N/A
Lot 231 – 12.5 x 41.7 (504m2)	$285,500	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	$263,000	Suburb	Elliminyt

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 7 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 105 – 14 x 48.59 (680m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 26 Wyuna Estate, Elliminyt VIC	$320,000	Jul 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 (20 x 35)	N/A	N/A	N/A	N/A	701

Comparable property 2

Address	Sale price	Date of sale
Lot 34 Wyuna Estate, Elliminyt VIC	$320,000	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 (20 x 36)	N/A	N/A	N/A	N/A	720

Comparable property 3

Address	Sale price	Date of sale
Lot 6 Emerald Estate, Elliminyt VIC	$325,000	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 (16 x 45)	N/A	N/A	N/A	N/A	720

Lot 106 – 18.56 x 61.4 (1,112m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 22 Wyuna Estate, Elliminyt VIC	$335,000	Nov 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 (22 x 52)	N/A	N/A	N/A	N/A	1,145

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 107 – 10.03 x 29.94 (696m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 26 Wyuna Estate, Elliminyt VIC	$320,000	Jul 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 (20 x 35)	N/A	N/A	N/A	N/A	701

Comparable property 2

Address	Sale price	Date of sale
Lot 34 Wyuna Estate, Elliminyt VIC	$320,000	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 (20 x 36)	N/A	N/A	N/A	N/A	720

Comparable property 3

Address	Sale price	Date of sale
Lot 6 Emerald Estate, Elliminyt VIC	$325,000	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 (16 x 45)	N/A	N/A	N/A	N/A	720

Lot 108 – 14 x 31.87 (488m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

Comparable property 3

Address	Sale price	Date of sale
Lot 114 The Lookout, Elliminyt VIC	$274,000	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 (14 x 32.5)	N/A	N/A	N/A	N/A	455

Lot 109 – 14 x 22.5 (380m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Comparable property 2

Address	Sale price	Date of sale
Lot 217 The Lookout, Elliminyt VIC	$239,500	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 (13.76 x 28.1)	N/A	N/A	N/A	N/A	386

Comparable property 3

Address	Sale price	Date of sale
Lot 224 The Lookout, Elliminyt VIC	$233,500	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 (13 x 28)	N/A	N/A	N/A	N/A	364

Lot 110 – 12.5 x 28.41 (403m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 113 The Lookout, Elliminyt VIC	$263,000	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 2

Address	Sale price	Date of sale
Lot 217 The Lookout, Elliminyt VIC	$239,500	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 (13.76 x 28.1)	N/A	N/A	N/A	N/A	386

Comparable property 3

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Lot 111 – 17.62 x 19.51 (346m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 136 The Lookout, Elliminyt VIC	$231,500	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 25)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 224 The Lookout, Elliminyt VIC	$233,500	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 (13 x 28)	N/A	N/A	N/A	N/A	364

Comparable property 3

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Lot 112 & 143 – 12.5 x 32.5 (406m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 113 The Lookout, Elliminyt VIC	$263,000	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 2

Address	Sale price	Date of sale
Lot 115 The Lookout, Elliminyt VIC	$263,500	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 3

Address	Sale price	Date of sale
Lot 217 The Lookout, Elliminyt VIC	$239,500	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 (13.76 x 28.1)	N/A	N/A	N/A	N/A	386

Lot 138 – 22.71 x 25 (516m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

Comparable property 3

Address	Sale price	Date of sale
Lot 14 Emerald Estate, Elliminyt VIC	$255,000	Nov 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 (11.6 x 36)	N/A	N/A	N/A	N/A	517

Lot 139 & 140 – 12.5 x 53 (663m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 26 Wyuna Estate, Elliminyt VIC	$320,000	Jul 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 (20 x 35)	N/A	N/A	N/A	N/A	701

Comparable property 2

Address	Sale price	Date of sale
Lot 34 Wyuna Estate, Elliminyt VIC	$320,000	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 (20 x 36)	N/A	N/A	N/A	N/A	720

Comparable property 3

Address	Sale price	Date of sale
Lot 6 Emerald Estate, Elliminyt VIC	$325,000	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 (16 x 45)	N/A	N/A	N/A	N/A	720

Lot 141 – 15.61 x 53 (814m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 33 Wyuna Estate, Elliminyt VIC	$315,000	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 (20 x 39.8)	N/A	N/A	N/A	N/A	796

Comparable property 2

Address	Sale price	Date of sale
Lot 31 Wyuna Estate, Elliminyt VIC	$315,000	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 (20 x 39.6)	N/A	N/A	N/A	N/A	793

Comparable property 3

Address	Sale price	Date of sale
Lot 24 Wyuna Estate, Elliminyt VIC	$315,000	Jul 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 (22 x 39.9)	N/A	N/A	N/A	N/A	878

Lot 200 – 15 x 25 (370m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 128 The Lookout, Elliminyt VIC	$234,000	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 (15 x 25)	N/A	N/A	N/A	N/A	374

Comparable property 2

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Comparable property 3

Address	Sale price	Date of sale
Lot 224 The Lookout, Elliminyt VIC	$233,500	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 (13 x 28)	N/A	N/A	N/A	N/A	364

Lot 201 – 14 x 25 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 136 The Lookout, Elliminyt VIC	$231,500	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 25)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 224 The Lookout, Elliminyt VIC	$233,500	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 (13 x 28)	N/A	N/A	N/A	N/A	364

Comparable property 3

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Lot 203 – 16.01 x 25 (396m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 113 The Lookout, Elliminyt VIC	$263,000	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 2

Address	Sale price	Date of sale
Lot 217 The Lookout, Elliminyt VIC	$239,500	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 (13.76 x 28.1)	N/A	N/A	N/A	N/A	386

Comparable property 3

Address	Sale price	Date of sale
Lot 207 The Lookout, Elliminyt VIC	$232,500	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 (15 x 24.7)	N/A	N/A	N/A	N/A	370

Lot 225 – 17 x 32 (539m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

Comparable property 3

Address	Sale price	Date of sale
Lot 14 Emerald Estate, Elliminyt VIC	$255,000	Nov 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 (11.6 x 36)	N/A	N/A	N/A	N/A	517

Lot 226 – 14 x 32 (448m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 113 The Lookout, Elliminyt VIC	$263,000	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 2

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 3

Address	Sale price	Date of sale
Lot 204 The Lookout, Elliminyt VIC	$263,000	Jul 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 (12.5 x 34)	N/A	N/A	N/A	N/A	425

Lot 228 – 14 x 32 (448m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 113 The Lookout, Elliminyt VIC	$263,000	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 (12.5 x 32.5)	N/A	N/A	N/A	N/A	406

Comparable property 3

Address	Sale price	Date of sale
Lot 204 The Lookout, Elliminyt VIC	$263,000	Jul 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 (12.5 x 34)	N/A	N/A	N/A	N/A	425

Lot 229 – 16.47 x 32 (521m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

Comparable property 3

Address	Sale price	Date of sale
Lot 14 Emerald Estate, Elliminyt VIC	$255,000	Nov 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 (11.6 x 36)	N/A	N/A	N/A	N/A	517

Lot 230 – 13 x 41.7 (563m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

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 231 – 12.5 x 41.7 (504m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 116 The Lookout, Elliminyt VIC	$284,000	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 (15 x 32.5)	N/A	N/A	N/A	N/A	488

Comparable property 2

Address	Sale price	Date of sale
Lot 20 Emerald Estate, Elliminyt VIC	$280,000	Jul 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 (14.6 x 36)	N/A	N/A	N/A	N/A	526

Comparable property 3

Address	Sale price	Date of sale
Lot 114 The Lookout, Elliminyt VIC	$274,000	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 (14 x 32.5)	N/A	N/A	N/A	N/A	455

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 105 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 106 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 107 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 108 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 109 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 110 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 111 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 112 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 138 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 139 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 140 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 141 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 143 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 200 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 201 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 203 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 225 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 226 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 228 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 229 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 230 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 231 – 85 Colac-Lavers Hill Road, Elliminyt VIC 3250		
Sale price	$_____	Unconditional sale date	_____/_____/_____