

Property Price Statement
Single residential property
located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 22/10/26

Property offered for sale

Address
including suburb and
postcode 13 WARLEN AVENUE ROBINVALE VIC 3549

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	4	1	5	143m ²	1,062m ²

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

or

Range between \$420,000 & \$460,000

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.

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	\$400,000	Property type	House	Suburb	Robinvale
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

For more information, visit consumer.vic.gov.au/underquoting

Sale Outcome

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

Sale Price \$ _____

Unconditional sale date ____/____/____