

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared	06/10/2026
Property status	For sale
Listing agent	Brendan Allen — Elders Real Estate Euroa
Public listing source	https://www.eldersrealestate.com.au/rural/sale/14-main-street - strathbogie-vic-3666-300P177254/

Property offered for sale

Address (including suburb and postcode)	356 Polly McQuinns Road, Strathbogie VIC 3666
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Key features of the property

Building type	# bedrooms	# bathrooms	# car spaces	Internal floor space (m²)	Total land size (m²)
House / mixed farming property (Balmanno)	4	2	7	Approx. 350sqm	7282m2

Source note: key features and public listing details are transcribed from the linked public listing where available. Fields shown as "Agent to confirm" must be verified before this statement is issued. Listing reference corrected from "356 Polly McQuinn" to the advertised address "356 Polly McQuinns Road, Strathbogie". Public listing shows Contact Agent.

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.

Indicative selling price	\$990,000
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Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Insert N/A if the property is not to be sold by auction or fixed-date sale. For auction or fixed-date sale listings, the reserve must be inserted when received and no later than seven days before the sale.

Seller's reserve price	N/A
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Median sale price

Insert the median selling price for the same type of residential property in the same suburb/locality, sold in the prescribed period ending no more than six months before this statement is prepared.

Median sale price	
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Comparable property sales

Insert the three most comparable properties sold within five kilometres in the last 18 months (or fewer if fewer than three qualifying sales exist). Include address, date of sale, sale price and key features.

Comparable address	Sale date	Sale price	Building type	Beds	Baths	Cars / land / floor area

Reason there are fewer than three comparable properties

Fewer than three qualifying comparable sales?	[Agent to select and explain if applicable]
Explanation	There are no directly comparable properties sold within Strathbogrie during the past 18 months that reasonably reflect the scale, character and attributes of 14 Main Street. The property is highly individual, comprising a substantial c.1880s former lodge of approximately 350sqm, set across two titles with extensive land, shedding and additional infrastructure. Recent sales within Strathbogrie have differed materially in dwelling size, landholding, age, condition and overall property type and therefore do not provide a reliable like-for-like comparison. Any assessment of value must consequently consider the broader market, relevant sales outside the immediate locality and the property's unique characteristics.

Sale outcome

The sale price must be included within seven days after the sale becomes unconditional, unless an exemption is pending or has been granted.

Sale price	[Agent to complete after unconditional sale]
Unconditional sale date	[Agent to complete]

Completion and source notes

This editable working document has been prepared from the public listing identified above and the Consumer Affairs Victoria Property Price Statement form/guidance. It is not a substitute for the agent's verification of the sales authority, indicative selling price, median, comparable sales, reserve price, property measurements or sale outcome. Update this document whenever the indicative selling price or other required information changes.

Consumer Affairs Victoria: <https://www.consumer.vic.gov.au/licensing-and-registration/estate-agents/running-your-business/underquoting-information-for-real-estate-agents>