Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01/10/26

Property offered for sale

Address Including suburb and postcode: Crown Allotment 1 Section 19 Parish of Kevington being formally part of 4946 Mansfield-Woods Point Road, Kevington VIC 3723 listed as 5062 Mansfield-Woods Point Road, Kevington VIC 3723 to allow buyers to find the property.

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Vacant land	—	—	—	—	29327.99

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 $ 195,000

or

Range between $ — & $ —

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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

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~~ $ ~~Property type~~ ~~Suburb~~

~~Period: from~~ ~~to~~ ~~Source~~

Important advice about the median sale price: When this property price statement was prepared, publicly available information providing median sales prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980.

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

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Comparable property sales

These are the three most comparable properties to the property 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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
4525 Mansfield-Woods Road, Koroit VIC 3282	$150,000	March 2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Vacant land	—	—	—	—	11600

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Reason there are fewer than three comparable properties

[X] **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:

[*Insert N/A if there were three comparable properties*]

The property is considered unique within the local market + there are limited recent comparable sales. The estimated selling price has been formed having regard to sales of similar properties across the wider region, current market conditions, property attributes and professional market experience.