Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/10/2026

Property offered for sale

Address
Including suburb and postcode: 20 Topping Street, Sale Vic 3850

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	4	212	521

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: $699,950 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.

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: $621,251 Property type: House Suburb: Sale

Period: from 01/04/2026 to 30/06/2026 Source: REIV

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.

Comparable property 1

Address	176 Fitzroy St SALE 3850		
Sale price	$685,000	Date of sale	17/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	683

Comparable property 2

Address	2a Inglis St SALE 3850		
Sale price	$695,000	Date of sale	12/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	1	N/A	350

Comparable property 3

Address	10a Thomson St SALE 3850		
Sale price	$695,000	Date of sale	04/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	2	2	N/A	485

Reason there are fewer than three comparable properties

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

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	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=97c30b386e142089820aef9b09f57b3f

20 Topping Street, Sale Vic 3850

Bel Bateson
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0412 366 444
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3 2 4

Property Type:
Land Size: 521 sqm approx

Agent Comments

Indicative Selling Price
$699,950
Median House Price
June quarter 2026: $621,251

Comparable Properties



176 Fitzroy St SALE 3850 (REI)

3 2 2

Price: $685,000
Method: Private Sale
Date: 17/09/2026
Property Type: House
Land Size: 683 sqm approx

Agent Comments



2a Inglis St SALE 3850 (REI)

3 2 1

Price: $695,000
Method: Private Sale
Date: 12/06/2026
Property Type: Townhouse (Single)
Land Size: 350 sqm approx

Agent Comments



10a Thomson St SALE 3850 (REI)

4 2 2

Price: $695,000
Method: Private Sale
Date: 04/03/2026
Property Type: Townhouse (Res)
Land Size: 485 sqm approx

Agent Comments

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