Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 22/10/2026

Property offered for sale

Address
Including suburb and postcode: 74 Samphire Drive, Connewarre Vic 3227

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	4	2	2	N/A	1,039

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 $2,150,000 & $2,350,000

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: $1,820,000 | Property type: House | Suburb: Connewarre

Period: from 22/10/2025 to 21/10/2026 | Source: Property Data

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	123 Hitchcock Av BARWON HEADS 3227		
Sale price	$2,290,000	Date of sale	20/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	686

Comparable property 2

Address	35 Samphire Dr CONNEWARRE 3227		
Sale price	$2,160,000	Date of sale	30/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	923

Comparable property 3

Address	65 Samphire Dr CONNEWARRE 3227		
Sale price	$2,200,000	Date of sale	24/05/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	4	3	N/A	1,100

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=9586f768f72bb22f745566a2e32c4955

74 Samphire Drive, Connewarre Vic 3227

JellisCraig



4 2 2

Property Type:
Land Size: 1039 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median House Price
22/10/2025 - 21/10/2026: $1,820,000

Comparable Properties



123 Hitchcock Av BARWON HEADS 3227 (REI)

4 3 2

Price: $2,290,000
Method: Private Sale
Date: 20/04/2026
Property Type: House
Land Size: 686 sqm approx

Agent Comments



35 Samphire Dr CONNEWARRE 3227 (REI)

4 2 2

Price: $2,160,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 923 sqm approx

Agent Comments



65 Samphire Dr CONNEWARRE 3227 (REI)

4 4 3

Price: $2,200,000
Method: Private Sale
Date: 24/05/2025
Property Type: House
Land Size: 1100 sqm approx

Agent Comments

Account - Jellis Craig Barwon Heads | P: 03 9088 8968

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