Property Price Statement

Multiple residential properties (land) of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	14/10/2026

Land offered for sale

Address Including suburb and postcode	Lamplough-Greenhill Creek Road, Lamplough VIC 3352

Key features of the properties

Land type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m^2) (may be a range)**	**Total land size (in m^2) (may be a range)**
Property 1 - Vacant Land	N/A	N/A	N/A	N/A	184,677m2
Property 2 - Vacant Land	N/A	N/A	N/A	N/A	203,600m2
Property 3 - Vacant Land	N/A	N/A	N/A	N/A	140,500m2

Indicative selling prices

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.

Land type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Property 1 - Vacant Land	N/A	or range between	$270,000	&	$290,000
Property 2 - Vacant Land	N/A	or range between	$260,000	&	$285,000
Property 3 - Vacant Land	N/A	or range between	$220,000	&	$240,000

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

Land address	N/A	Seller's reserve price	N/A
Land address	N/A	Seller's reserve price	N/A
Land address	N/A	Seller's reserve price	N/A

[*Add or delete rows as required*]

Land median sale price

This section describes the median selling price for land sold in the same suburb as the land offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$262,500		Suburb	Lamplough	
Period - From	14/10/2025	To	14/10/2026	Source	Pricefinder

Comparable property sales

These are the three most comparable properties to the land type or class 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
96 Turpins Road, Percydale VIC 3478	$205,000	21/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant Land	N/A	N/A	N/A	N/A	80,900m2

Comparable property 2

Address	Sale price	Date of sale
195 Woodstock Road, Lamplough VIC 3352	$320,000 (off market)	10/06/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant Land	N/A	N/A	N/A	N/A	158,500m2

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties for a land type or class

☒ **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*]

I have reviewed all the local sales history and in my professional opinion I cannot find three comparable properties that are able to be referenced to meet PPS criteria.

Sale outcome

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

Land address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Land address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Land address	Property 3 – CA 4A, Sec 5, Lamplough-Greenhill Creek Road, Lamplough VIC 3352		
Sale price	$ 220,000.00	Unconditional sale date	18/11/2026

[*Add or delete rows as required*]