Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: Lot 26205 - 18 Bolac Road Eynesbury VIC 3338

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Land	NA	NA	NA	NA	564m2

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: $546,000

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: $366,500 Property type: *Land* Suburb: Eynesbury 3338

Period: from 01 Nov 2025 to 31 Oct 2026 Source: Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six 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**
76 COBRAM DRIVE EYNESBURY 3338	$412,500	04-Sep-26

Key features

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Land	NA	NA	NA	NA	576m²

Comparable property 2

Address	**Sale price**	**Date of sale**
38 COBRAM DRIVE EYNESBURY 3338	$365,000	10-Jul-26

Key features

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Land	NA	NA	NA	NA	576m2

Comparable property 3

Address	**Sale price**	**Date of sale**
NA	NA	NA

Key features

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

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:

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

Other lots which had sold are much smaller in size and therefore are not comparable

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	_____/_____/_____