

Property Price Statement

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

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28 September 2026

Units offered for sale

Address
Including suburb and
postcode Kilmore Grounds - 53 Sutherland Street, Kilmore VIC 3764

Key features of the properties

Unit 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)
Lot 6 – 16 x 18 (332m ²)	N/A	N/A	N/A	N/A	332
Lot 7 – 15.9 x 22 (393m ²)	N/A	N/A	N/A	N/A	393
Lot 8 – 12.5 x 25 (313m ²)	N/A	N/A	N/A	N/A	313
Lot 9 – 14.03 x 34.65 (486m ²)	N/A	N/A	N/A	N/A	486
Lot 10 – 14.12 x 35.04 (503m ²)	N/A	N/A	N/A	N/A	503
Lot 11 – 17.26 x 36.89 (645m ²)	N/A	N/A	N/A	N/A	645
Lot 37, 38 & 39 – 14 x 34.24 (479m ²)	N/A	N/A	N/A	N/A	479
Lot 41 – 14.78 x 34.24 (506m ²)	N/A	N/A	N/A	N/A	506

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.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 6 – 16 x 18 (332m ²)	\$260,000	or range between	N/A	&	N/A
Lot 7 – 15.9 x 22 (393m ²)	\$277,000	or range between	N/A	&	N/A
Lot 8 – 12.5 x 25 (313m ²)	\$249,000	or range between	N/A	&	N/A
Lot 9 – 14.03 x 34.65 (486m ²)	\$308,000	or range between	N/A	&	N/A
Lot 10 – 14.12 x 35.04 (503m ²)	\$312,000	or range between	N/A	&	N/A
Lot 11 – 17.26 x 36.89 (645m ²)	\$345,000	or range between	N/A	&	N/A
Lot 37, 38 & 39 – 14 x 34.24 (479m ²)	\$305,000	or range between	N/A	&	N/A
Lot 41 – 14.78 x 34.24 (506m ²)	\$311,000	or range between	N/A	&	N/A

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.

Unit address

N/A – not to be sold by auction or fixed-date sale

Seller's reserve price

N/A

Unit median sale price

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

Median price

\$302,500

Suburb

Kilmore

Period - From

April 2026

To

June 2026

Source

Internal Research Department

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 73 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

These are the three most comparable properties to the unit 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.

Lot 6 – 16 x 18 (332m²)

Comparable property 1

Address	Sale price	Date of sale
Lot 91 Parkview Kilmore, Kilmore VIC	\$275,000	Aug 2026

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 (10 x 30)	N/A	N/A	N/A	N/A	300

Comparable property 2

Address	Sale price	Date of sale
Lot 93 Parkview Kilmore, Kilmore VIC	\$275,000	Aug 2026

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 (10 x 30)	N/A	N/A	N/A	N/A	300

Comparable property 3

Address	Sale price	Date of sale
Lot 94 Parkview Kilmore, Kilmore VIC	\$275,000	Aug 2026

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 (10 x 30)	N/A	N/A	N/A	N/A	300

Lot 7 – 15.9 x 22 (393m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 89 Parkview Kilmore, Kilmore VIC	\$285,000	Aug 2026

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 (6.03 x 30)	N/A	N/A	N/A	N/A	382

Comparable property 2

Address	Sale price	Date of sale
Lot 117 Parkview Kilmore, Kilmore VIC	\$290,000	Aug 2026

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 (12 x 33.3)	N/A	N/A	N/A	N/A	400

Comparable property 3

Address	Sale price	Date of sale
Lot 107 Parkview Kilmore, Kilmore VIC	\$285,000	Aug 2026

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 (12.5 x 30)	N/A	N/A	N/A	N/A	375

Lot 8 – 12.5 x 25 (313m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 11 Evermore, Kilmore VIC	\$238,000	Jul 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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

Comparable property 2

Address	Sale price	Date of sale
Lot 91 Parkview Kilmore, Kilmore VIC	\$275,000	Aug 2026

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 (10 x 30)	N/A	N/A	N/A	N/A	300

Comparable property 3

Address	Sale price	Date of sale
Lot 93 Parkview Kilmore, Kilmore VIC	\$275,000	Aug 2026

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 (10 x 30)	N/A	N/A	N/A	N/A	300

Lot 9 – 14.03 x 34.65 (486m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 36 Parkview Kilmore, Kilmore VIC	\$315,000	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	508

Comparable property 2

Address	Sale price	Date of sale
Lot 106 Parkview Kilmore, Kilmore VIC	\$295,000	Aug 2026

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 (12 x 30)	N/A	N/A	N/A	N/A	447

Comparable property 3

Address	Sale price	Date of sale
Lot 406 Montana, Kilmore VIC	\$329,900	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	512

Lot 10 – 14.12 x 35.04 (503m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 36 Parkview Kilmore, Kilmore VIC	\$315,000	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	508

Comparable property 2

Address	Sale price	Date of sale
Lot 406 Montana, Kilmore VIC	\$329,900	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	512

Comparable property 3

Address	Sale price	Date of sale
Lot 23 Parkview Kilmore, Kilmore VIC	\$307,500	Aug 2026

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 (18 x 30)	N/A	N/A	N/A	N/A	540

Lot 11 – 17.26 x 36.89 (645m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 437 Montana, Kilmore VIC	\$344,900	Aug 2026

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 (14.68 x 42)	N/A	N/A	N/A	N/A	622

Comparable property 2

Address	Sale price	Date of sale
Lot 128 Natures Run, Kilmore VIC	\$330,000	Aug 2026

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 (23 x 38)	N/A	N/A	N/A	N/A	681

Comparable property 3

Address	Sale price	Date of sale
Lot 40 Parkview Kilmore, Kilmore VIC	\$300,000	Aug 2026

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 (20 x 30.25)	N/A	N/A	N/A	N/A	601

Lot 37, 38 & 39 – 14 x 34.24 (479m²)**Comparable property 1**

Address	Sale price	Date of sale
Lot 36 Parkview Kilmore, Kilmore VIC	\$315,000	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	508

Comparable property 2

Address	Sale price	Date of sale
Lot 106 Parkview Kilmore, Kilmore VIC	\$295,000	Aug 2026

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 (12 x 30)	N/A	N/A	N/A	N/A	447

Comparable property 3

Address	Sale price	Date of sale
Lot 406 Montana, Kilmore VIC	\$329,900	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	512

Lot 41 – 14.78 x 34.24 (506m²)**Comparable property 1**

Address	Sale price	Date of sale
Lot 36 Parkview Kilmore, Kilmore VIC	\$315,000	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	508

Comparable property 2

Address	Sale price	Date of sale
Lot 406 Montana, Kilmore VIC	\$329,900	Aug 2026

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 (16 x 32)	N/A	N/A	N/A	N/A	512

Comparable property 3

Address	Sale price	Date of sale
Lot 23 Parkview Kilmore, Kilmore VIC	\$307,500	Aug 2026

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 (18 x 30)	N/A	N/A	N/A	N/A	540

Reason there are fewer than three comparable properties for a unit type or class
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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 – three comparable properties are listed for each unit type or class above.

Sale outcome

The sale price of each property within the unit 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.

Unit address	Lot 6 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 7 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 8 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 9 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 10 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____

Unit address	Lot 11 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 37 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 38 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 39 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 41 – 53 Sutherland Street, Kilmore VIC 3764		
Sale price	\$ _____	Unconditional sale date	____/____/____