Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date prepared: **27/11/2026**

Property offered for sale

Address
Including suburb and postcode: 45 MILL ROAD, HARRIETVILLE, VIC 3741

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	1	0	148	3373

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: $790,000

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:

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: | Property Type: House | Suburb: HARRIETVILLE

Period - From: N/A | to: N/A | Source: Cotality

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.
There properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale Price	Date of sale
6 DREDGE HOLE LANE, HARRIETVILLE, VIC 3741	$925,000	18-Jul-25

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	3	1	2	113	2150

Comparable property 2

Address	Sale Price	Date of sale
100 FEATHERTOP TRACK, HARRIETVILLE, VIC 3741	$600,000	17-Apr-26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	3	2	N/A	117	1514

Comparable property 3

Address	Sale Price	Date of sale

Key features

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

Reasons 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:

Only five houses sold within five kilometres in the last 18 months. Two had withheld prices, and one is a substantially larger dwelling th

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	