

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 Arley - 170 McCurdy Road, Fyansford VIC 3218

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 3 – 12.5 x 28 (351m ²)	N/A	N/A	N/A	N/A	351
Lot 6 – 14.5 x 28 (406m ²)	N/A	N/A	N/A	N/A	406
Lot 13 – 12.5 x 45.9 (591m ²)	N/A	N/A	N/A	N/A	591
Lot 14 – 12.5 x 42.4 (553m ²)	N/A	N/A	N/A	N/A	553
Lot 15 – 10.5 x 38.79 (427m ²)	N/A	N/A	N/A	N/A	427
Lot 16 – 10.6 x 34.54 (386m ²)	N/A	N/A	N/A	N/A	386
Lot 28 & 29 – 14 x 48 (672m ²)	N/A	N/A	N/A	N/A	672

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 3 – 12.5 x 28 (351m ²)	\$495,000	or range between	N/A	&	N/A
Lot 6 – 14.5 x 28 (406m ²)	\$568,400	or range between	N/A	&	N/A
Lot 13 – 12.5 x 45.9 (591m ²)	\$709,000	or range between	N/A	&	N/A
Lot 14 – 12.5 x 42.4 (553m ²)	\$685,000	or range between	N/A	&	N/A
Lot 15 – 10.5 x 38.79 (427m ²)	\$555,000	or range between	N/A	&	N/A
Lot 16 – 10.6 x 34.54 (386m ²)	\$540,400	or range between	N/A	&	N/A
Lot 28 & 29 – 14 x 48 (672m ²)	\$975,000	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

Suburb

Period - From

To

Source

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 3 – 12.5 x 28 (351m²)

Comparable property 1

Address	Sale price	Date of sale
Lot 3556 Gen Fyansford, Fyansford VIC	\$445,000	Jun 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 28)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 6 – 14.5 x 28 (406m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 3516 Gen Fyansford, Fyansford VIC	\$497,000	Mar 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 x 30)	N/A	N/A	N/A	N/A	420

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 13 – 12.5 x 45.9 (591m2)**Comparable property 1**

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 14 – 12.5 x 42.4 (553m²)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 15 – 10.5 x 38.79 (427m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 3524 Gen Fyansford, Fyansford VIC	\$482,000	Jul 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 (11.6 x 28)	N/A	N/A	N/A	N/A	408

Comparable property 2

Address	Sale price	Date of sale
Lot 3502 Gen Fyansford, Fyansford VIC	\$505,000	Jul 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 27.2)	N/A	N/A	N/A	N/A	466

Comparable property 3

Address	Sale price	Date of sale
Lot 3555 Gen Fyansford, Fyansford VIC	\$475,000	Jun 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 x 28)	N/A	N/A	N/A	N/A	392

Lot 16 – 10.6 x 34.54 (386m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 3524 Gen Fyansford, Fyansford VIC	\$482,000	Jul 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 (11.6 x 28)	N/A	N/A	N/A	N/A	408

Comparable property 2

Address	Sale price	Date of sale
Lot 3503 Gen Fyansford, Fyansford VIC	\$460,000	Jul 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 (10.5 x 32)	N/A	N/A	N/A	N/A	424

Comparable property 3

Address	Sale price	Date of sale
Lot 3555 Gen Fyansford, Fyansford VIC	\$475,000	Jun 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 x 28)	N/A	N/A	N/A	N/A	392

Lot 28 & 29 – 14 x 48 (672m²)**Comparable property 1**

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Reason there are fewer than three comparable properties for a unit 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:

Fewer than three comparable properties were sold within the relevant period and radius. The lots offered for sale are unique in terms of land size, dimensions, frontage and depth. As a result, there are insufficient sales of lots with sufficiently similar characteristics to provide meaningful comparable evidence.

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 3 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 6 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 13 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 14 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 15 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 16 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 28 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 29 – 170 McCurdy Road, Fyansford VIC 3218		
Sale price	\$ _____	Unconditional sale date	____/____/____

