Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Date Prepared** 05/11/26

## Property offered for sale

Address
Including suburb and postcode: 133 WESTERN BOULEVARD RAYMOND ISLAND VIC 3880

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space m² | Total land size m² |
|---|---|---|---|---|---|
| House | 4 | 3 | 1 | 229m² | 785m² |

## 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: $1,189,000

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: N/A

## 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: $547,500 Property type: House Suburb: Raymond Island

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



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## 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.~~

~~These properties were used to help determine the estimated selling price.~~

### Comparable property 1

| 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 m² | Total land size m² |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

### Comparable property 2

| 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 m² | Total land size m² |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

### 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 m² | Total land size m² |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

## Reason there are fewer than three comparable properties

X **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:

The proposed asking price of $1,189,000 for 133 Western Boulevard, Raymond Island reflects the property's desirable waterfront outlook, versatile accommodation and unique lifestyle appeal. Situated on a 785m² allotment overlooking McMillan Strait, with access to a public jetty directly across the road, the property offers an attractive combination of location, space and flexibility. The two-storey main residence provides three bedrooms, two bathrooms and multiple living areas, complemented by a separate two-storey retreat with its own kitchenette, bathroom and bedroom. Additional features including a dedicated workshop, covered outdoor entertaining areas and established gardens further enhance its appeal. The property's distinctive character, additional accommodation and sought-after island setting have been considered in establishing the proposed asking price.

## 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** | _____/_____/_____ |