Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared	13/10/2026
Property status	For sale
Listing agent	Donna Abbey — Elders Real Estate Euroa
Public listing source	https://www.property.com.au/vic/kelvin-view-3666/kelvin-view-school-rd/34-pid-14226537/

Property offered for sale

Address (including suburb and postcode)	34 Kelvin View School Road, Kelvin View VIC 3666

Key features of the property

Building type	# bedrooms	# bathrooms	# car spaces	Internal floor space (m²)	Total land size (m²)
House / rural lifestyle property	3	2	6	Agent to confirm	121,200

Source note: key features and public listing details are transcribed from the linked public listing where available. Fields shown as "Agent to confirm" must be verified before this statement is issued. Listing reference expanded from "34 Kelvin View School" to the advertised address "34 Kelvin View School Road, Kelvin View". Listed by Elders Real Estate Euroa.

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.

Indicative selling price	$1,050,000–$1,150,000 indicative price

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Insert N/A if the property is not to be sold by auction or fixed-date sale. For auction or fixed-date sale listings, the reserve must be inserted when received and no later than seven days before the sale.

Seller's reserve price	N/A

Median sale price

Insert the median selling price for the same type of residential property in the same suburb/locality, sold in the prescribed period ending no more than six months before this statement is prepared.

Median sale price	[Agent to complete — same property type and locality]

Comparable property sales

Insert the three most comparable properties sold within five kilometres in the last 18 months (or fewer if fewer than three qualifying sales exist). Include address, date of sale, sale price and key features.

Comparable address	Sale date	Sale price	Building type	Beds	Baths	Cars / land / floor area

Reason there are fewer than three comparable properties

Fewer than three qualifying comparable sales?	
Explanation	No directly comparable sales were identified within the prescribed geographical area and timeframe. Given the property's approximately landholding, residence, rural infrastructure and attributes, recent local sales do not provide a sufficiently like-for-like comparison to be considered reliable.

Sale outcome

The sale price must be included within seven days after the sale becomes unconditional, unless an exemption is pending or has been granted.

Sale price	1,050,000
Unconditional sale date	13/10/26

Completion and source notes

This editable working document has been prepared from the public listing identified above and the Consumer Affairs Victoria Property Price Statement form/guidance. It is not a substitute for the agent's verification of the sales authority, indicative selling price, median, comparable sales, reserve price, property measurements or sale outcome. Update this document whenever the indicative selling price or other required information changes.

Consumer Affairs Victoria: https://www.consumer.vic.gov.au/licensing-and-registration/estate-agents/running-your-business/underquoting-information-for-real-estate-agents