Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared	05/10/2026
Property status	available
Listing agent	Donna Abbey
Public listing source	https://euroa.eldersrealestate.com.au/residential/sale/

Property offered for sale

Address (including suburb and postcode)	17 McDiarmids Road, Violet Town

Key features of the property

Building type	# bedrooms	# bathrooms	# car spaces	Internal floor space (m²)	Total land size (m²)
House	3	1	2	139m2	10,117m2

Source note: key features are transcribed from the public Elders Euroa listing where available. Fields shown as “Agent to confirm” must be verified before this statement is issued.

Verification note: Because the listing is marked under contract, confirm whether this PPS should remain active or be archived/updated.

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	$675,000

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	

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	$435,000 for a residential house

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 comparable properties have been identified within the prescribed 5 kilometre radius and 18-month period that meet the requirements for inclusion as comparable sales.

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	[Agent to complete after unconditional sale]
Unconditional sale date	[Agent to complete]

Completion and source notes

This editable working document has been prepared from the current Elders Real Estate Euroa listing page and the September 2026 Consumer Affairs Victoria Property Price Statement form/guidance. It is not a substitute for the agent's verification of the sales authority, the estimated selling price, the 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