Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 04/11/2026

## Property offered for sale

Address
Including suburb and postcode: 17 Hampshire Place, Strathfieldsaye VIC 3551

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | 159.4 | 763 Approx. |

## 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: $

or

Range between: $870,000 & $930,000

## 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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

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: $765,000 Property type: *House* Suburb: Strathfieldsaye

Period: from 01 Sept 2025 to 31 Aug 2026 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.

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

[*Insert N/A in blank sections*]

**Comparable property 1**

| Address | Sale price | Date of sale |
|---|---|---|
| 6 HAMPSHIRE PLACE STRATHFIELDSAYE VIC 3551 | $870,000 | 26 Nov 2025 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 3 | 2 | 4 | 245 Approx. | 900 Approx. |

**Comparable property 2**

| Address | Sale price | Date of sale |
|---|---|---|
| 6 KENT PLACE STRATHFIELDSAYE VIC 3551 | $965,000 | 07 Jul 2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | 202 Approx. | 896 Approx. |

**Comparable property 3**

| Address | Sale price | Date of sale |
|---|---|---|
| 105 RYALLS LANE STRATHFIELDSAYE VIC 3551 | $950,000 | 18 Dec 2025 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | 224 Approx. | 1,200 Approx. |

## Reason 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:

[*Insert N/A if there were three comparable properties*]

## 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 | _____/_____/_____ |