Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 04/11/26

Property offered for sale

Address
Including suburb and postcode: 13 KAREN STREET WARRNAMBOOL VIC 3280

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	2	209m²	791m²

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 $800,000 & $840,000

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.

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 $650,000 | Property type House | Suburb Warrnambool

Period: from 01 Nov 2025 to 31 Oct 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.

Comparable property 1

Address	Sale price	Date of sale
30 TOZER ROAD WARRNAMBOOL VIC 3280	$795,000	24-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	2	-	776m²

Comparable property 2

Address	Sale price	Date of sale
23 TAITS ROAD WARRNAMBOOL VIC 3280	$792,300	10-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	205m²	732m²

Comparable property 3

Address	Sale price	Date of sale
2 ROACHE COURT WARRNAMBOOL VIC 3280	$798,950	13-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	-	808m²

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:~~

N/A

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	_____/_____/_____

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30 TOZER ROAD WARRNAMBOOL VIC 3280

HOUSE

5 | 2 | 2 | 776m² | -

Sold Price RS $795,000 Sold Date 24-Sep-26

Distance 1.06km



23 TAITS ROAD WARRNAMBOOL VIC 3280

HOUSE

4 | 2 | 2 | 732m² | 205m²

Sold Price $792,300 Sold Date 10-Jun-26

Distance 1.13km

Notes from your agent

This was a really nice home. It had been renovated in many parts of it. The block size is a little smaller than yours. The outdoor entertaining area was elite also, it was all glassed in. I think with the renovations done, this one may be slightly ahead of yours.



2 ROACHE COURT WARRNAMBOOL VIC 3280

HOUSE

4 | 2 | 2 | 808m² | -

Sold Price $798,950 Sold Date 13-Mar-26

Distance 1.28km

RS = Recent sale UN = Undisclosed Sale

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