Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 28/10/26

Property offered for sale

Address
Including suburb and postcode: 254 CARAMUT ROAD 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
Farm	3	2	2	171m²	6.27ha

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 $1,370,000 & $1,500,000

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	Farm	Suburb	Warrnambool
Period: from	01 Oct 2025	to	30 Sep 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
449-467 CARAMUT ROAD YANGERY VIC 3283	$1,560,000	25-Apr-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	4	3	4	243m²	17.96ha

Comparable property 2

Address	Sale price	Date of sale
159 MAILORS FLAT-KOROIT ROAD MAILORS FLAT VIC 3275	$1,858,880	17-Jun-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	3	-	-	-	53.92ha

Comparable property 3

Address	Sale price	Date of sale
2 CLARA COURT WOODFORD VIC 3281	$1,250,000	17-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
FARM	5	2	5	315m²	7,248m²

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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449-467 CARAMUT ROAD YANGERY VIC 3283
FARM
4 | 3 | 4 | 17.96ha | 243m²
Sold Price **$1,560,000** Sold Date **25-Apr-25**
Distance **1.91km**



159 MAILORS FLAT-KOROIT ROAD MAILORS FLAT VIC 3275
FARM
3 | - | - | 53.92ha | -
Sold Price **$1,858,880** Sold Date **17-Jun-25**
Distance **4.19km**



2 CLARA COURT WOODFORD VIC 3281
FARM
5 | 2 | 5 | 7,248m² | 315m²
Sold Price **$1,250,000** Sold Date **17-Jun-26**
Distance **3.86km**



31 HOPKINS HIGHWAY BUSHFIELD VIC 3281
FARM
4 | 2 | 16 | 1.29ha | -
Sold Price **$1,466,000** Sold Date **01-Dec-25**
Distance **4.44km**

RS = Recent sale **UN** = Undisclosed Sale

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