Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 05/11/26

Property offered for sale

Address
Including suburb and postcode: 44 CLIFTON TERRACE WY YUNG VIC 3875

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	3	2	2	-	5,227m²

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: $950,000

or

~~Range between~~ _____ ~~&~~ _____

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: $600,000 Property type: House Suburb: Wy Yung

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
16 CLIFTON TERRACE WY YUNG VIC 3875	$882,000	12-Aug-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	8	-	4,005m²

Comparable property 2

Address	Sale price	Date of sale
25 WILPENA COURT EASTWOOD VIC 3875	$850,000	19-May-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	6	240m²	4,568m²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **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:

Only two suitable comparable properties were identified within the prescribed period and 5km radius due to the combination of land size, residential improvements and established features of the property. The property offers a spacious residence complemented by extensive shedding and established gardens. This combination of residential features, land size, shedding and landscaped surrounds differs from other properties sold in the surrounding area, resulting in only two suitable comparable sales being identified within the prescribed criteria.

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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16 CLIFTON TERRACE WY YUNG VIC 3875 Sold Price **$882,000** Sold Date **12-Aug-25**

HOUSE

3 2 8 4,005m² - Distance **0.29km**



25 WILPENA COURT EASTWOOD VIC 3875 Sold Price **$850,000** Sold Date **19-May-25**

HOUSE

3 2 6 4,568m² 240m² Distance **1.67km**

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

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