

Property Price Statement
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28 / 09 / 26

Property offered for sale

Address
Including suburb and
postcode 135 Rooneys Rd Dennington

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)
Brick Veneer, weatherboard extension	6	2	2	210m2	731

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

\$610,000

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.

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

Seller's reserve price

NA

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

\$655,500

Property type

House

Suburb Dennington

Period: from

26/6/25

to

26/6/26

Source

Pricefinder.

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
10 Laverock Rd	590,000	25/2/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer	3	2	2	170m2	725m2

Comparable property 2

Address	Sale price	Date of sale
35 Clyde Cres Warmambool	555,000	29/8/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer	3	2	2	160m2	843m2

Comparable property 3

Address	Sale price	Date of sale
75 Fitzroy Rd	595,000	18/7/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
10 Laverock Rd	3	2	2	160m2	663m2

Reason there are fewer than three comparable properties

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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]