Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	30/09/2026

Property offered for sale

Address Including suburb and postcode	3 Heritage Lane, Dinner Plain VIC 3898

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Approx. Internal floor space (in m²)**	**Total land size (in m²)**
House	2	1	1	97	142

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	$689,000

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	$825,000	Property type	*House*	Suburb	Dinner Plain

Period: from	Sep-25	to	Aug-26	Source	RE.com.au

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
Apt 17 Snowgums, 19 Big Muster Drive, Dinner Plain	$540,000	15 Oct 26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Approx. Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	1	82	NA

Comparable property 2

Address	Sale price	Date of sale
24 Drybone Lane, Dinner Plain	$820,000	31 Oct 26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Approx. Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	3	111	1110

Comparable property 3

Address	Sale price	Date of sale
30 Horsehair Bend, Dinner Plain	$835,000	20 Mar 26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Approx. Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	2	118	381

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*]

NA

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	_____/_____/_____