Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 4 Browns Road, Main Ridge Vic 3928

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	7	199	20,300

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 $4,000,000 & $4,400,000

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

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 N/A | Property type N/A | Suburb N/A

Period: from N/A to N/A | Source N/A

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six 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	496 Purves Rd MAIN RIDGE 3928		
Sale price	$4,000,000	Date of sale	27/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	4	3	N/A	20,200

Comparable property 2

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

Key features

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

Comparable property 3

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

Key features

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

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:

4 Browns Road, Main Ridge is a unique rural lifestyle property situated on approximately 2.03 hectares within the Green Wedge Zone. Due to its substantial landholding, rural setting and individual property characteristics, directly comparable sales are limited. Properties in the surrounding area vary significantly in land size, improvements, accommodation and overall appeal. The sale of 496 Purves Road, Main Ridge represents the only similar rural lifestyle sale identified, offering a comparable landholding and lifestyle features. However, differences in accommodation and improvement

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

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=6e82eaa71f525ad833575237a2c439f2

4 Browns Road, Main Ridge Vic 3928

WHITEFOX

Michael Derham
0425 790 233
michaeld@whitefoxrealestate.com.au



4 2 7

Property Type: House
Land Size: 20,300 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
No median price available

Comparable Properties



496 Purves Rd MAIN RIDGE 3928 (REI)

5 4 3

Price: $4,000,000
Method: Sold Before Auction
Date: 27/08/2026
Property Type: House (Res)
Land Size: 20200 sqm approx

Agent Comments

4 Browns Road, Main Ridge is a unique rural lifestyle property situated on approximately 2.03 hectares within the Green Wedge Zone. Due to its substantial landholding, rural setting and individual property characteristics, directly comparable sales are limited. Properties in the surrounding area vary significantly in land size, improvements, accommodation and overall appeal. The sale of 496 Purves Road, Main Ridge represents the only similar rural lifestyle sale identified, offering a comparable landholding and lifestyle features. However, differences in accommodation and improvement

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