

COMPARATIVE MARKET ANALYSIS

56 BAXTER-TOORADIN ROAD, PEARCEDALE, VIC 3912

PREPARED BY JASON STIRLING, AGENTS' AGENCY NETWORK PARTNERS



56 BAXTER-TOORADIN ROAD, PEARCEDALE, VIC 3912



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):
 Owner Type: Owner Occupied

Property Details

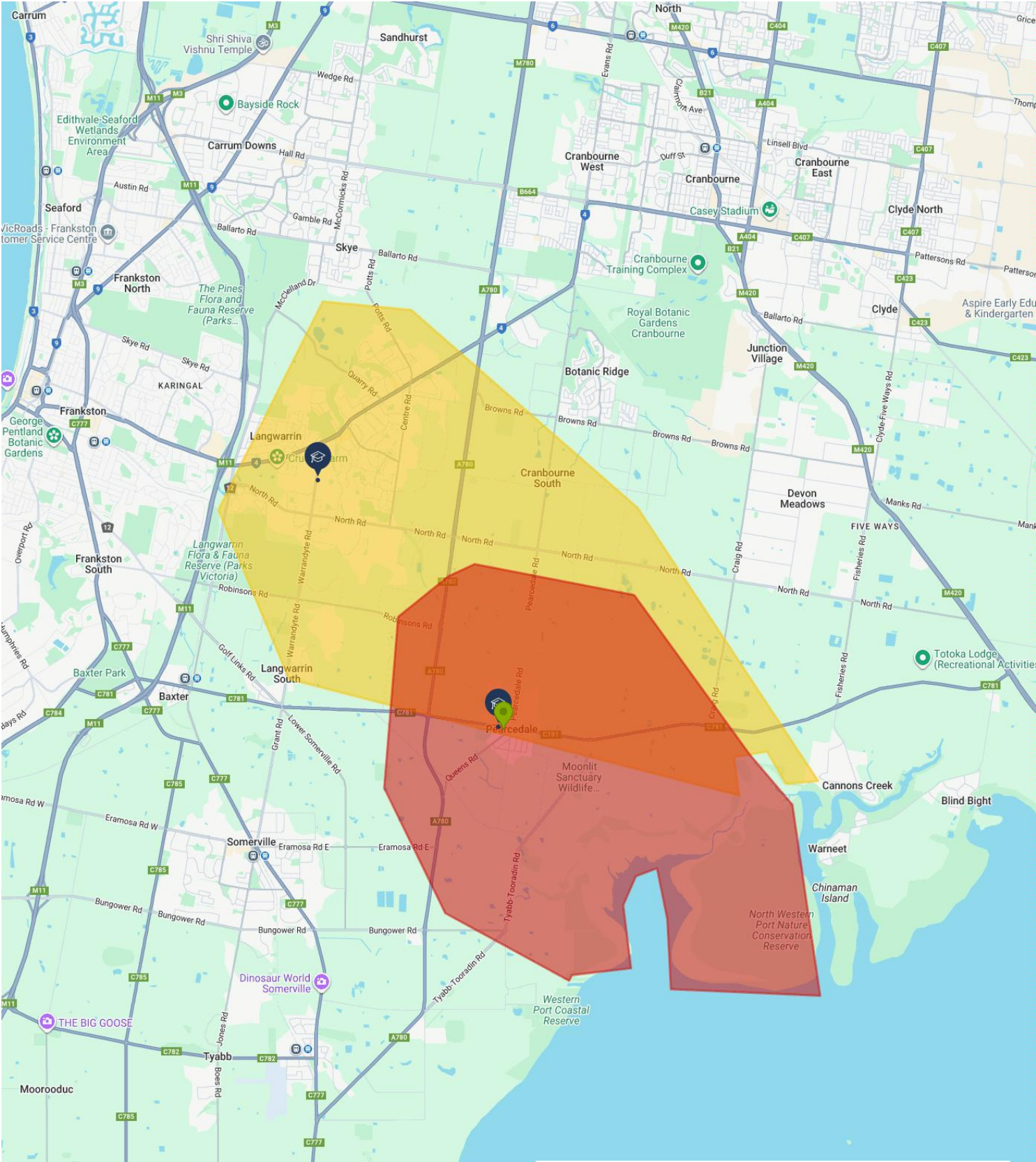
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Property Type: Commercial - N/A
 RPD: 1//TP175725 (9168095)
 Land Use: UNSPECIFIED PERSONAL SERVICES
 Zoning:
 Council: CASEY CITY
 Features:
 Area: 1,008 m²
 Area \$/m2: \$962
 Water/Sewerage:
 Property ID: 15613047 / VIC602626
 UBD Ref: UBD Ref: 459 J5

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 970,000	22/11/2023	THE PROPRIETORS	1,012 m²	Normal Sale	No
\$ 770,000	30/01/2018	THE PROPRIETORS	1,012 m²	Normal Sale	No
\$ 11,200	23/12/1983	THE PROPRIETORS	1,012 m²	Normal Sale	No

School Catchment Areas



Pearcedale Primary School

Prep - 6

Co-ed



Elisabeth Murdoch College

7 - 12

Co-ed



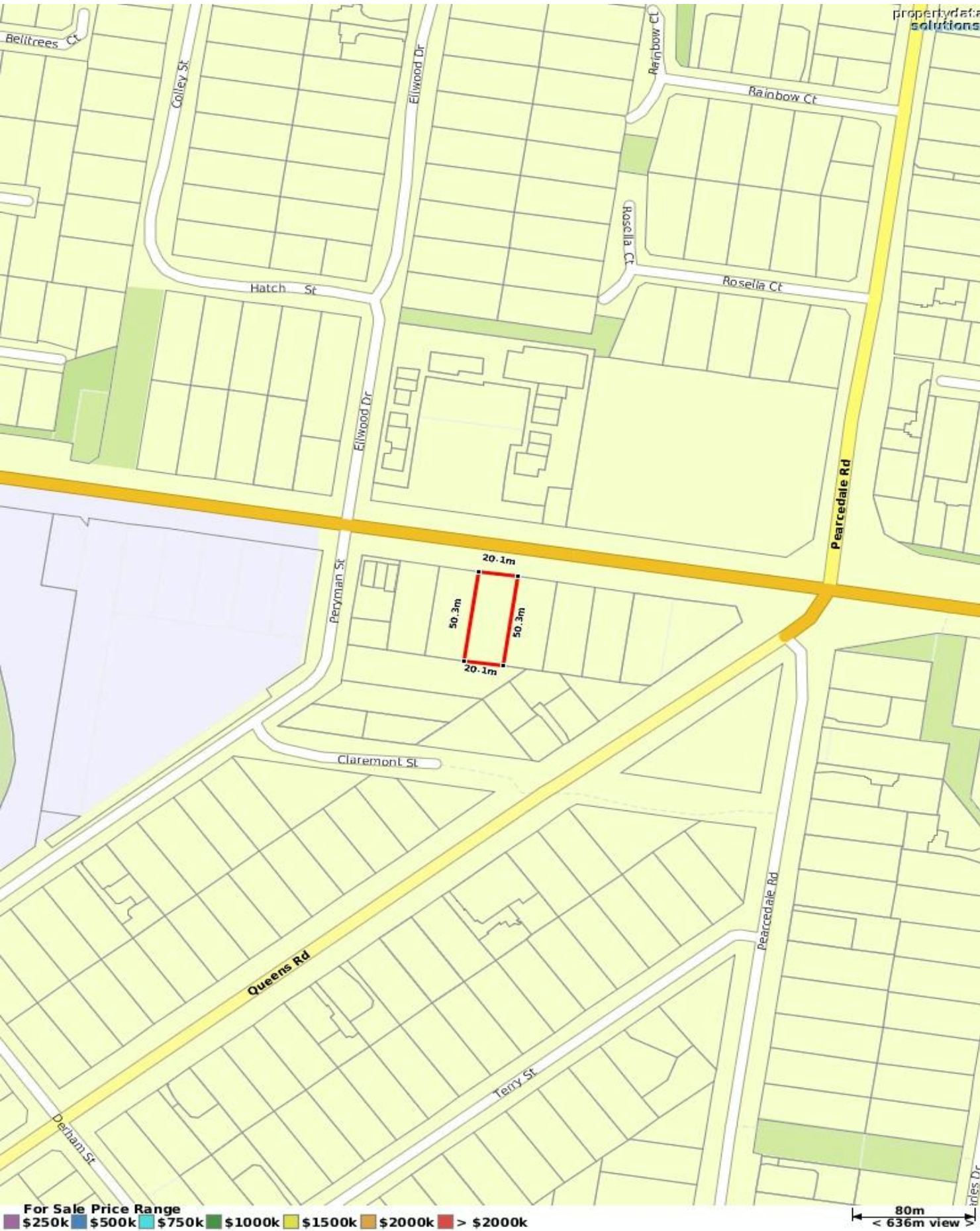
Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)

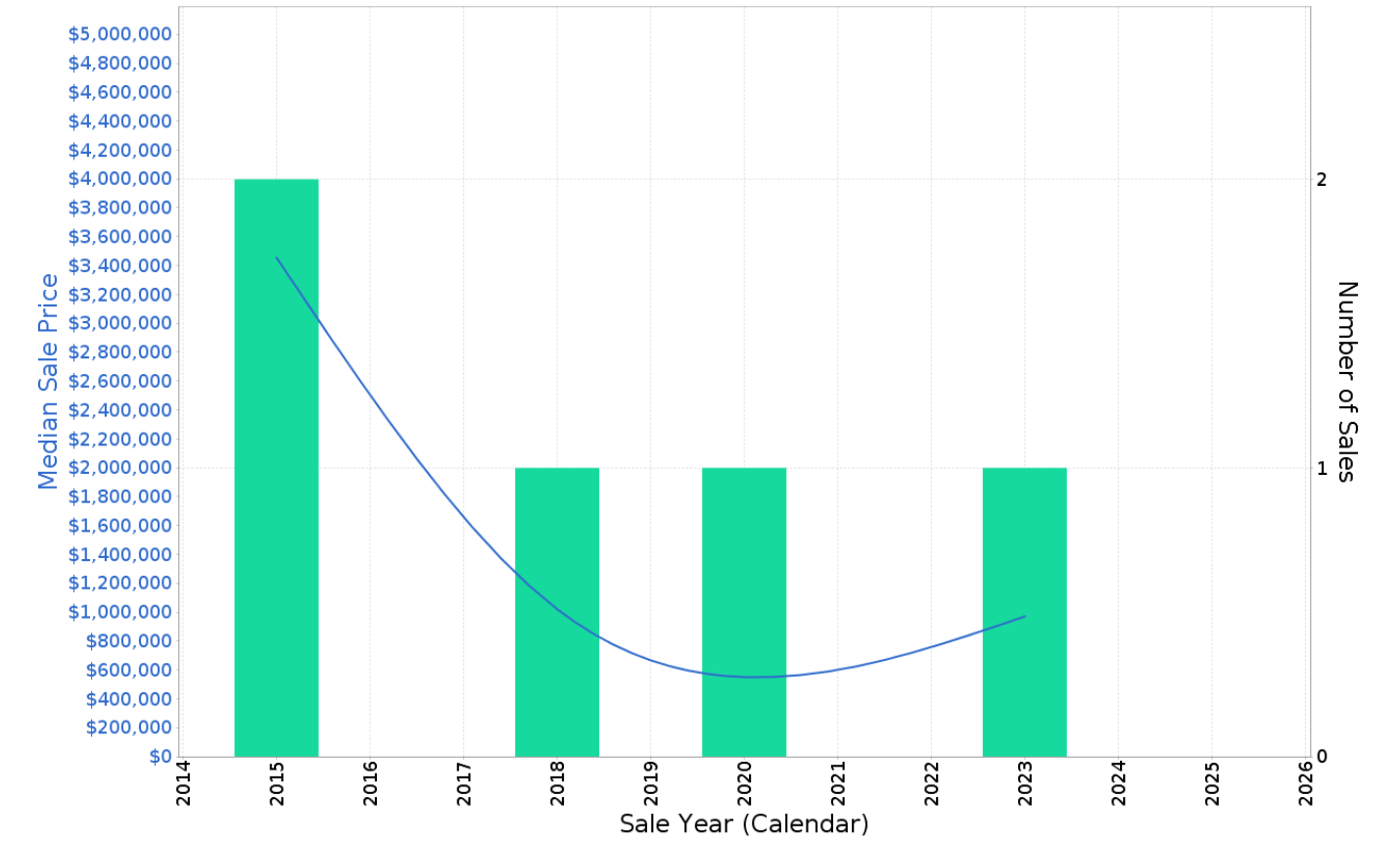


Nearby Properties For Sale



Sales & Growth Chart (Commercial)

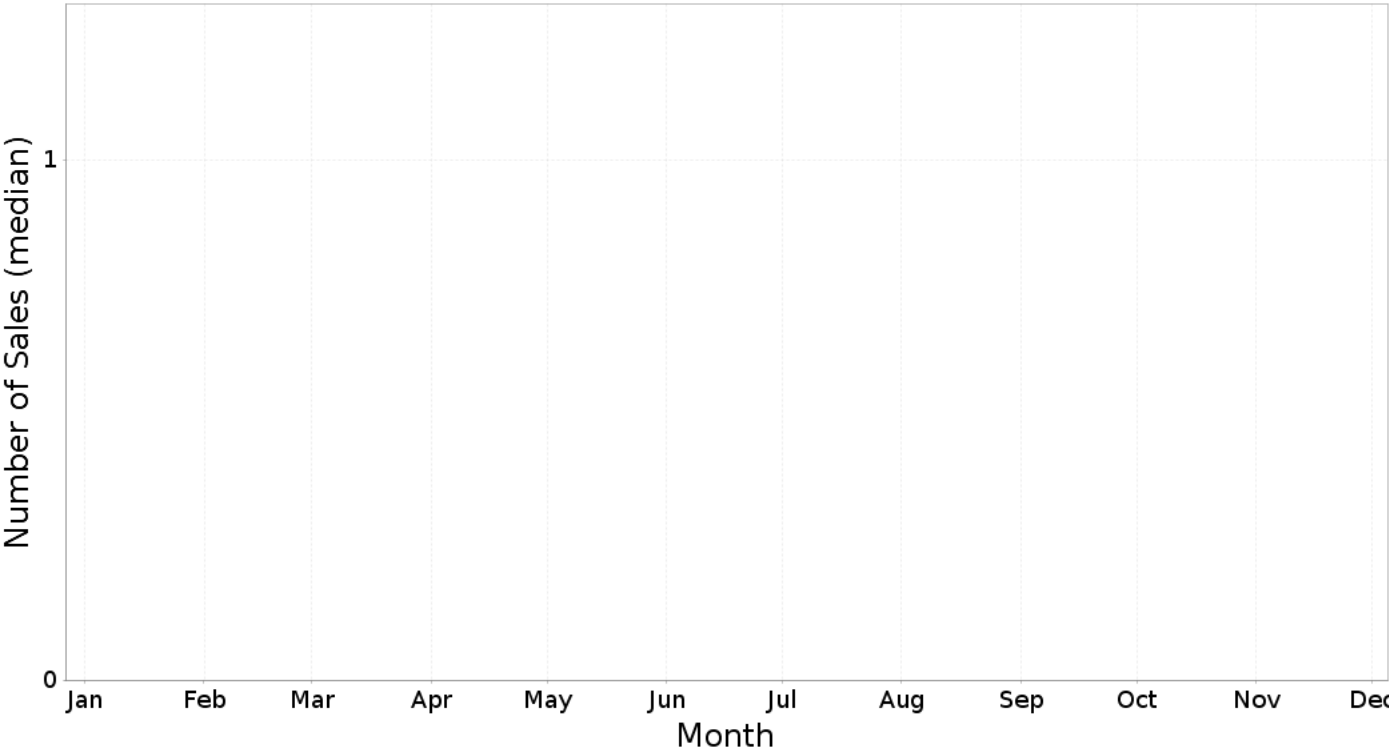
Year	No. of Sales	Average	Median	Growth	Low	High
2015	2	\$ 3,453,750	\$ 3,453,750		\$ 107,500	\$ 6,800,000
2016	0					
2017	0					
2018	1	\$ 1,020,000	\$ 1,020,000		\$ 1,020,000	\$ 1,020,000
2019	0					
2020	1	\$ 550,000	\$ 550,000		\$ 550,000	\$ 550,000
2021	0					
2022	0					
2023	1	\$ 970,000	\$ 970,000		\$ 970,000	\$ 970,000
2024	0					
2025	0					



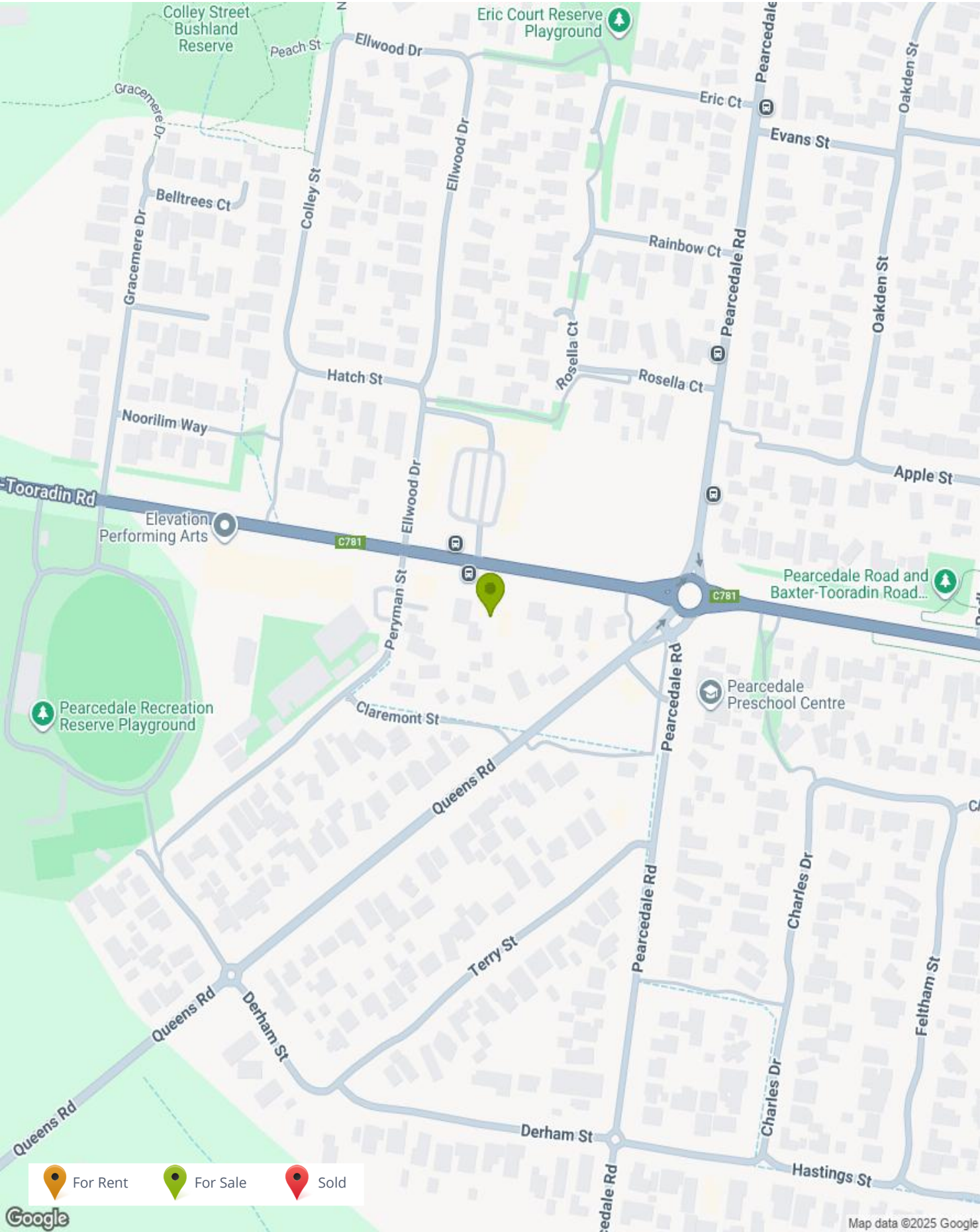
Price Segmentation



Peak Selling Periods



Comparable Properties Map



56 BAXTER-TOORADIN ROAD, PEARCEDALE, VIC 3912



Appraisal Price

This market analysis has been prepared on 03/09/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$1,150,000

Contact your agent for further information:



Agent Name: Jason Stirling
Mobile: 0411520173
Office: Agents'Agency Network Partners
Office Phone: 1300 438439
Email: jason@stirlingestateagents.com.au
Website: www.stirlingestateagents.com.au