Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 24/11/26

Property offered for sale

Address Including suburb and postcode	63 WOMBAT CLOSE NICHOLSON VIC 3882

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Land	-	-	-	-	4,613m²

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	$340,000		
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	$255,750	Property type	Land	Suburb	Nicholson
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
68 WOMBAT CLOSE NICHOLSON VIC 3882	$380,000	10-Oct-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
LAND	-	-	-	201m²	3,677m²

Comparable property 2

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

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:

In determining my recommended price, I have considered the property's generous land size, desirable corner position, level topography and location within Nicholson Park Estate, along with the availability of established services. With no recent sales that I would consider directly comparable, my assessment is based on broader land values, current market conditions, buyer demand and my professional knowledge of the local market. I believe the recommended price reflects the property's individual attributes while positioning it competitively to attract genuine buyer interest and achieve the strongest possible result.

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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68 WOMBAT CLOSE NICHOLSON VIC 3882 Sold Price **$380,000** Sold Date **10-Oct-25**

LAND

- | - | - | 3,677m² | 201m² | Distance **0.12km**

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

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