

PROPERTY PRICE STATEMENT

PREPARED BY JERRY JACOB | DIRECTOR , YPA TARNEIT - TRUGANINA

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$350,000 to \$390,000**

Provided by: Jerry Jacob | Director , YPA Tarneit - Truganina

- -

MEDIAN SALE PRICE

Seller's Reserve Price: **N/A**



LARA, VIC, 3212

Suburb Median Sale Price (Other)

\$1,237,500

01 October 2025 to 30 September 2026

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.



12 BRUSHTAIL ST, LARA, VIC 3212

Sale Price

\$352,000

Sale Date: 07/04/2026

- -

Distance from Property: 739m



327 PATULLOS RD, LARA, VIC 3212

Sale Price

\$379,800

Sale Date: 15/04/2026

- -

Distance from Property: 749m



3 RIVERSIDE CCT, LARA, VIC 3212

Sale Price

\$389,900

Sale Date: 20/04/2026

- -

Distance from Property: 793m

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

05/10/2026

Property offered for sale

Address Including suburb and postcode	28 HORNSEA WAY, LARA, VIC 3212
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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)
OTHER					451m ²

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	
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or

Range between	\$350,000	&	\$390,000
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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
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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	\$1,237,500	Property type	OTHER	Suburb	LARA
Period: from	01/10/2025	to	30/09/2026	Source	

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
12 BRUSHTAIL ST, LARA, VIC 3212				\$352,000	07/04/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
VACANT LAND					365m ²

Comparable property 2

Address				Sale price	Date of sale
327 PATULLOS RD, LARA, VIC 3212				\$379,800	15/04/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					445m²

Comparable property 3

Address				Sale price	Date of sale
3 RIVERSIDE CCT, LARA, VIC 3212				\$389,900	20/04/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
VACANT LAND					434m ²

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 were sold within the relevant period:

N/A

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	