PROPERTY PRICE STATEMENT

PREPARED BY LIFESTYLE & ACREAGE
REAL ESTATE

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



40 KORUMBURRA WARRAGUL ROAD, WARRAGUL, VIC 3820

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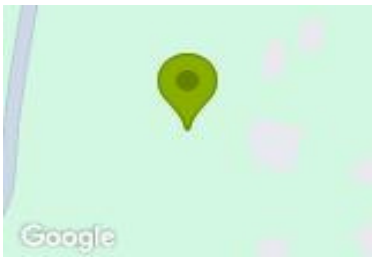
Indicative Selling Price

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

Price Range: **Expression of Interest**

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

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

SuburbMedian Sale Price (House)

$697,500

01October2025to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

The estateagent oragent'srepresentative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This report has been compiled on 01/11/2026 by Lifestyle & Acreage Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the *EstateAgents Act 1980*

Date prepared 01/11/2026

Property offered for sale

Address
Including suburb and postcode: 40 KORUMBURRA WARRAGUL ROAD, WARRAGUL, VIC 3820

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land
HOUSE	4	2	2		4,270m²

Indicative selling price

Forthe meaning of*indicativeselling 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 $ EXPRESSION OF INTEREST

or

Range between $ & $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Forthemeaningof*seller'sreserveprice*,seeconsumer.vic.gov.au/underquoting.Whentheestateagent 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

Thissection describesthe 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: $697,500 Property type: HOUSE Suburb: WARRAGUL

Period: from 01/10/2025 to 30/09/2026 Source: pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **withinfivekilometres** 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
N/A	N/A	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 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 (in m²)	Total land size (in 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 (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

[x] **I,the agent oragent's representativefor the propertyoffered 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

NO PROPERTIES ARE SOLD IN THAT PRICE RANGE

Sale outcome

Thesale 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	