

Property Price Statement

Multiple residential properties of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

30/09/2026

Land offered for sale

Address
Including suburb and
postcode

STAGE 8 – OAKWOOD RIVERSIDE, WARRNAMBOOL

Key features of the properties

Unit type or class e.g. One bedroom units	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
Multiple Blocks – Vacant Land	N/A	N/A	N/A	N/A	399m2-784m2

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Multiple Blocks – Vacant Land	\$195,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$199,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$200,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$210,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$220,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$235,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$245,000	or range between	\$*	&	\$
Multiple Blocks – Vacant Land	\$299,000	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.

[Insert N/A if the properties are not to be sold by auction or fixed-date sale]

Unit address

N/A

Seller's reserve price

\$ N/A

VACANT LAND median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$255,000

Suburb

WARRNAMBOOL

Period - From

01/07/2025

To

30/06/2026

Source

PRICEFINDER

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
4 Goodall Street, Warrnambool	\$195,000	09/12/2025

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	NA	NA	NA	NA	407m2

Comparable property 2

Address	Sale price	Date of sale
46 Witton Boulevard, Warrnambool	\$220,000	09/05/2025

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	NA	NA	NA	NA	306m2

Comparable property 3

Address	Sale price	Date of sale
12 Irvine Street, Warrnambool	\$245,000	03/04/2025

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	NA	NA	NA	NA	628m2

Comparable property 4

Address	Sale price	Date of sale
39 Carmichael Road, Warrnambool	\$305,000	29/07/2026

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	NA	NA	NA	NA	714m2

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____