

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

06/10/2026

Property offered for sale

Address
Including suburb and postcode

41 Dyer Avenue, Sale Vic 3850

Key features of the property

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

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

\$779,000

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

\$621,251

Property type

House

Suburb

Sale

Period: from

01/04/2026

to

30/06/2026

Source

REIV

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	4 Ferguson Way SALE 3850				
Sale price	\$755,000	Date of sale	17/09/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	760

Comparable property 2

Address		17 Elliman Cr SALE 3850			
Sale price		\$790,000	Date of sale		29/05/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	878

Comparable property 3

Address	18 Treadwell Dr SALE 3850				
Sale price	\$735,500	Date of sale	23/03/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	873

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:

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

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Unconditional sale date

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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5bed6422ddbec84f37ebfd c33bc77ac7>



Property Type:
Agent Comments

Indicative Selling Price
\$779,000
Median House Price
June quarter 2026: \$621,251

Comparable Properties



4 Ferguson Way SALE 3850 (REI)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 17/09/2026
Property Type: House
Land Size: 760 sqm approx



17 Elliman Cr SALE 3850 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 878 sqm approx



18 Treadwell Dr SALE 3850 (REI)

Agent Comments



Price: \$735,500
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 873 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800