

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

03/10/2026

Property offered for sale

Address
Including suburb and
postcode

UNIT 1 – 9/11 PALMER AVE EUROA

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)
UNIT	2	1	1	69	300

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

\$399,000

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

\$350,000

Property type

Unit

Suburb

Euroa 3666

Period: from

October
2025

to

October
2026

Source

Realestate.com.au

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.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
4 / 9 11 Palmer Ave Euroa	\$390,000	26 th November 2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	2	1	1	69	322

Comparable property 2

Address	Sale price	Date of sale
2 / 4 SEVENS AVE EUROA	\$375,000	21 ST JULY 2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	2	1	1	105	315

Comparable property 3

Address	Sale price	Date of sale
1 / 3-5 WEIR STREET EUROA	\$400,000	24 APRIL 2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	2	1	1	55	350

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:

[Insert N/A if there were 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	\$ _____
Unconditional sale date	____/____/____

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 03/10/2026

Property offered for sale

Address
Including suburb and
postcode

UNIT 2 – 9/11 PALMER AVE EUROA

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)
UNIT	3	1	2	93	330

Indicative selling price

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Single price

\$449,000

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

\$350,000

Property type

Unit

Suburb

Euroa 3666

Period: from

October
2025

to

October
2026

Source

Realestate.com.au

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**.

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[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
3 / 9/11 PALMER AVE EUROA	\$430,000	10/12/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	3	1	1	92	331

Comparable property 2

Address	Sale price	Date of sale
5/12 HOWITT AVE EUROA	\$400,000	22/05/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	3	2	1	92	310

Comparable property 3

Address	Sale price	Date of sale
6 /12 HOWITT AVE EUROA	\$435,000	08/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	3	2	1	92	310

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[Insert N/A if there were three comparable properties]

N/A

Sale outcome

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Sale price	\$ _____
Unconditional sale date	____/____/____