

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

30/09/2026

Property offered for sale

Address
Including suburb and postcode

Lot 11 Blackfellows La, Snake Valley Vic 3351

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Vacant Land	N/A	N/A	N/A	N/A	80,000

Indicative selling price

Your paragraph text

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

or

Range between

\$340,000

&

\$350,000

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

\$255,000

Property type

Land

Suburb

Snake Valley

Period: from

30/09/2025

to

29/09/2026

Source

Property Data

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	71 Blackfellows La HILLCREST 3351				
Sale price	\$340,000	Date of sale	11/11/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	81,000

Comparable property 2

Address	32 Bishop Rd SMYTHESDALE 3351				
Sale price	\$380,000	Date of sale	05/08/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	80,937.1

Comparable property 3

Address	70 Short Rd SMYTHESDALE 3351				
Sale price	\$350,000	Date of sale	09/04/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	91,200

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 Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5a6e436c25daeddd612f706236e5285e>



Property Type: Vacant Land
Land Size: 82070 sqm approx
Agent Comments

Indicative Selling Price
\$340,000 - \$350,000
Median Land Price
30/09/2025 - 29/09/2026: \$255,000

Comparable Properties



71 Blackfellows La HILLCREST 3351 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 11/11/2025
Property Type: Land
Land Size: 81000 sqm approx



32 Bishop Rd SMYTHESDALE 3351 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land
Land Size: 80937.10 sqm approx



70 Short Rd SMYTHESDALE 3351 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 09/04/2025
Property Type: Land
Land Size: 91200 sqm approx

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