PROPERTY PRICE STATEMENT

905 GREEN GULLY ROAD, GLENLYON, VIC 3461

PREPARED BY TOM SHAW, BIGGINSCOTT CENTRAL VICTORIA

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 13/10/2026

Property offered for sale

Address
Including suburb and postcode: 905 GREEN GULLY ROAD, GLENLYON, VIC 3461

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					75,321m²

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: $

or

Range between: $280,000 & $300,000

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: $400,000 Property type: VACANT LAND Suburb: GLENLYON

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 **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	Sale price	Date of sale
711 VAUGHAN SPRINGS RD, DRUMMOND NORTH, VIC 3446	$0	16/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
OTHER					1,002m²

Comparable property 2

Address	Sale price	Date of sale
3 HOPKINS RD, GLENLUCE, VIC 3451	$0	06/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
OTHER	3	1	2		3,900m²

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 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 were sold

Due to the property's Farming Zone classification, limited development potential and restrictions on residential construction, fewer than three genuinely comparable properties have sold within the relevant period. Sales of land with residential dwelling entitlements are not considered directly comparable.

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	