Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 09/11/26

Property offered for sale

Address
Including suburb and postcode: 170 MYER STREET LAKES ENTRANCE VIC 3909

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	4	152m²	7,638m²

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 $890,000 & $930,000

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 $510,000 | Property type House | Suburb Lakes Entrance

Period: from 01 Nov 2025 to 31 Oct 2026 | Source Cotality

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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
10 LAKE BUNGA BEACH ROAD LAKES ENTRANCE VIC 3909	$930,000	12-Feb-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	6	281m²	7,636m²

Comparable property 2

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 m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

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 m²	Total land size 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:

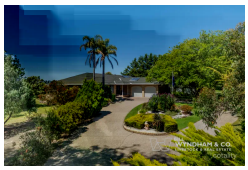
Limited recent sales of properties with similar land size, dwelling size and accommodation are available within the prescribed area. One sale has been identified as the most comparable available sales evidence, being 10 Lake Bunga Beach Road, Lakes Entrance, which sold for $930,000 on 12 February 2026, located 3.02 kilometres from the subject property. The property comprises 4 bedrooms, 2 bathrooms, 6 car spaces, 7,636 m² of land and 281 m² of internal area. The subject property comprises 4 bedrooms, 1 bathroom, 4 car spaces, 7,638 m² of land and 152 m² of internal area. Both properties provide a similar land holding, although the comparable has a larger dwelling, additional bathroom and greater vehicle accommodation. Other sales were considered but were materially different in land size, dwelling size, accommodation and/or property characteristics. These factors have been considered in determining the estimated selling price range of $890,000 to $930,000.

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	_____/_____/_____

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10 LAKE BUNGA BEACH ROAD LAKES ENTRANCE VIC 3909

Sold Price **$930,000** Sold Date **12-Feb-26**

HOUSE

4 2 6 7,636m² 281m² Distance **3.02km**

RS = Recent sale **UN** = Undisclosed Sale

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