

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

10 Horace Street, Sea Lake, Vic 3533

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)
HOUSE	3	1	1	95	867

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

\$245,000

&

\$265,000

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.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

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

\$250,000

Property type

House

Suburb

Sea Lake

Period: from

01/07/2026

to

30/09/2026

Source



PropTrack

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
23 Hughes Street, Sea Lake, VIC 3533	\$235,000	10/09/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	1	2	N/A	2034

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 (in m ²)	Total land size (in m ²)
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 (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

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]

A review of recent residential sales in Sea Lake identified properties with similarities to 10 Horace Street, although differences in construction, condition, land size and improvements affect their comparability.

23 Hughes Street provides relevant evidence due to its proximity, three bedrooms, one bathroom and neat presentation. It sold for \$235,000 and is approximately 600 metres from the subject. Renovations included rewiring, restumping, replacement roofing and updated heating and cooling. However, its cottage-style construction, larger 2,034m² allotment, substantial shedding and additional car accommodation differ from the subject.

10 Horace Street is a well-presented three-bedroom brick veneer home with built-in robes, split-system heating/cooling, a bathroom with shower and bath, separate toilet, kitchen with dishwasher, paved entertaining area, powered shed and single carport.

41 Sutcliff Street, sold for \$195,000 on 8 April 2026, warrants consideration. It offers three bedrooms, a sleepout/study, one bathroom and garage/workshop on 752m². Its dwelling style, condition, internal area and improvements require comparison with the subject.

1 Howard Street, sold for \$177,000 on 29 August 2025, provides supporting evidence through its three bedrooms and 932m² allotment. Its advertised need for renovation and garage repairs reduces its direct comparability to the subject's presentation.

The estimated selling price should reflect the most comparable qualifying sales, allowing for differences in construction, condition, accommodation, land size and improvements. Available evidence does not establish that 23 Hughes Street is the only suitable comparable. Sale dates, land areas and distances should be verified before finalising the PPS.

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	____ / ____ / ____