

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 152 Boomerang Avenue, Irymple, Vic 3498

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	8	283.4	4971

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

\$600,000

&

\$650,000

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

\$620,000

Property type

House

Suburb

Irymple

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
27 McNally Road, Cardross, VIC 3496	\$620,000	24/03/2026

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	2370

Comparable property 2

Address	Sale price	Date of sale
35 James Lane, Red Cliffs, VIC 3496	\$600,000	17/03/2026

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	N/A	N/A	N/A	4519

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]

152 Boomerang Avenue, Irymple, offers a particular combination of renovated three-bedroom brick veneer accommodation, a 4,971m² rural residential allotment and extensive vehicle storage and shedding. Improvements include restumping, rewiring, new insulation, flooring, windows, kitchen and bathroom, together with undercover entertaining and a two-megalitre water allocation. These features affect its comparability with other residential sales.

27 McNally Road, Cardross, provides relevant evidence through its three bedrooms, one bathroom, updated kitchen, outdoor entertaining and substantial shedding. Your sales records show a price of \$620,000 and a distance of approximately 4.4 kilometres. However, its weatherboard construction and smaller allotment of approximately 2,370m² differ from the subject's brick veneer construction, larger land area and extensive renovations.

35 James Lane, Red Cliffs, sold for \$600,000 on 17 March 2026 and is approximately 4.9 kilometres away according to your records. Its recorded three bedrooms and 4,519m² allotment provide similarities in accommodation and land size. Further verification of its condition, bathroom count, shedding and improvements is needed to assess its relative comparability.

Other nearby sales may provide supporting evidence but require consideration of material differences. For example, 202 Boomerang Avenue offers three bedrooms and one bathroom, but its substantially smaller 626m² allotment limits its direct comparison with the subject's acreage and extensive storage facilities.

The two selected sales provide relevant evidence, with allowances required for land size, construction, renovation standard and improvements. However, the available research does not conclusively establish that fewer than three qualifying comparable sales exist.

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	____ / ____ / ____