

Property Price Statement

Single residential property

located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 30/10/26

Property offered for sale

Address
Including suburb and
postcode

18 BAYVIEW AVENUE SURF BEACH VIC 3922

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	2	1	2	113m ²	769m ²

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

\$695,000

or

Range between

&

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

\$695,000

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	\$668,250	Property type	House	Suburb	Surf Beach
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

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
12 BARRY STREET SUNDERLAND BAY VIC 3922	\$632,500	25-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	1	-	-	616m ²

Comparable property 2

Address	Sale price	Date of sale
2 BRUCE AVENUE SURF BEACH VIC 3922	\$626,500	08-Aug-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	1	2	88m ²	889m ²

Comparable property 3

Address	Sale price	Date of sale
16 SINCLAIR AVENUE SURF BEACH VIC 3922	\$710,000	03-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	2	2	1	138m ²	825m ²

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	____/____/____



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12 BARRY STREET SUNDERLAND BAY VIC 3922

HOUSE

3

1

-

616m²

-

Sold Price

\$632,500

Sold Date

25-Aug-26

Distance

1.35km



2 BRUCE AVENUE SURF BEACH VIC 3922

HOUSE

3

1

2

889m²

88m²

Sold Price

\$626,500

Sold Date

08-Aug-25

Distance

1.13km



16 SINCLAIR AVENUE SURF BEACH VIC 3922

HOUSE

2

2

1

825m²

138m²

Sold Price

\$710,000

Sold Date

03-Jun-26

Distance

0.81km



32 TOLLEY AVENUE SURF BEACH VIC 3922

HOUSE

3

1

2

442m²

75m²

Sold Price

\$550,000

Sold Date

04-Apr-26

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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222 THE ESPLANADE SURF BEACH VIC 3922 Sold Price **\$800,000** Sold Date **28-Jul-26**

HOUSE

3 3 2 776m² - Distance **1.25km**



3 BEACH STREET SURF BEACH VIC 3922 Sold Price **\$880,000** Sold Date **06-Apr-26**

HOUSE

3 2 2 694m² 150m² Distance **1km**



38 ELWOOD AVENUE SURF BEACH VIC 3922 Sold Price **\$575,000** Sold Date **15-Aug-26**

HOUSE

3 1 1 703m² 673m² Distance **0.6km**



20 GEORGE STREET SUNDERLAND BAY VIC 3922 Sold Price **\$549,000** Sold Date **18-Jun-26**

HOUSE

3 1 2 590m² 105m² Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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1 GEMMA STREET SUNDERLAND BAY VIC 3922

HOUSE

4

2

2

585m²

147m²

Distance

1.22km

Sold Price

\$665,000

Sold Date

10-Jul-26

RS = Recent sale

UN = Undisclosed Sale

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