Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 5 Astbury Street, Avoca Vic 3467

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Dwelling	3	2	8	243	3,336

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: $450,000 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: 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: $375,000 Property type: House Suburb: Avoca

Period: from 10/11/2025 to 09/11/2026 Source: Property Data

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	308 High St AVOCA 3467		
Sale price	$442,000	Date of sale	04/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	2,024

Comparable property 2

Address	2 Dawsons Rd AVOCA 3467		
Sale price	$560,000	Date of sale	21/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	5	N/A	2,000

Comparable property 3

Address	224 High St AVOCA 3467		
Sale price	$420,000	Date of sale	17/09/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	4	N/A	2,105

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

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=30102cb8054c6683c36946ce136ef5d7

5 Astbury Street, Avoca Vic 3467



3 2 8

Rooms: 12
Property Type: House
Land Size: 3336 sqm approx

Agent Comments

Indicative Selling Price
$450,000
Median House Price
10/11/2025 - 09/11/2026: $375,000

Comparable Properties



308 High St AVOCA 3467 (REI)

3 1 2

Price: $442,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 2024 sqm approx

Agent Comments

Inferior land size - constructed of weatherboard and not solid brick



2 Dawsons Rd AVOCA 3467 (REI)

3 2 5

Price: $560,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 2000 sqm approx

Agent Comments

Inferior land size - constructed of weatherboard and not solid brick



224 High St AVOCA 3467 (REI)

3 2 4

Price: $420,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 2105 sqm approx

Agent Comments

Inferior land size - constructed of weatherboard and not solid brick

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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