Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 77 Main Street, Derrinallum Vic 3325

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

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 $320,000 & $340,000

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: $310,000 | Property type: House | Suburb: Derrinallum

Period: from 02/11/2025 to 01/11/2026 | 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	20 Ligar St DERRINALLUM 3325		
Sale price	$299,000	Date of sale	09/02/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	3	N/A	1,017

Comparable property 2

Address	21 Logan St DERRINALLUM 3325		
Sale price	$315,000	Date of sale	04/12/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	1	N/A	1,012

Comparable property 3

Address	28 Chatsworth Rd DERRINALLUM 3325		
Sale price	$360,000	Date of sale	31/10/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	7	N/A	4,055

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	$350,000	Unconditional sale date	23/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=abdb4353660182f6201b99dd3bd35cfb

77 Main Street, Derrinallum Vic 3325



Property Type:
Agent Comments

Indicative Selling Price
$320,000 - $340,000
Median House Price
02/11/2025 - 01/11/2026: $310,000

Comparable Properties



20 Ligar St DERRINALLUM 3325 (REI)

3 | 1 | 3

Price: $299,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 1017 sqm approx

Agent Comments
Inferior Land Area



21 Logan St DERRINALLUM 3325 (REI)

4 | 1 | 1

Price: $315,000
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 1012 sqm approx

Agent Comments
Inferior Land Area



28 Chatsworth Rd DERRINALLUM 3325 (REI)

3 | 1 | 7

Price: $360,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 4055 sqm approx

Agent Comments
Superior Land Area

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