Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 185 Judds Road, Scarsdale Vic 3351

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	167	80,950

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: $940,000 | & | $980,000

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: $752,500 | Property type: House | Suburb: Scarsdale

Period: from 21/10/2025 to 20/10/2026 | 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	32 Porters Rd SCARSDALE 3351		
Sale price	$950,000	Date of sale	23/09/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	10	199	46,538.89

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

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

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

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

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:

There have been less than three comparable sale outcomes within a 5 kilometre radius within the past 18 months

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=781cd5e0345bb967cc6e4adc76674f05

185 Judds Road, Scarsdale Vic 3351

4 2 3

Rooms: 11
Property Type: House
Land Size: 80950 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $980,000
Median House Price
21/10/2025 - 20/10/2026: $752,500

Comparable Properties

32 Porters Rd SCARSDALE 3351 (REI)

4 2 10

Price: $950,000
Method: Auction Sale
Date: 23/09/2025
Property Type: Other (Com - Industrial)
Land Size: 46538.89 sqm approx

Agent Comments

Although a newer build than the subject property the comparable property is on significantly less land area - 11.5 acres and was constructed of weatherboard and not brick

There have been less than three comparable sale outcomes within a 5 kilometre radius within the past 18 months

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

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