

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

3 Watson Street, Birchip, Vic 3483

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	2	105	519

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

\$190,000

&

\$209,000

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

\$270,000

Property type

House

Suburb

Birchip

Period: from

01/06/2026

to

31/08/2026

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
115 Cumming Avenue, Birchip, VIC 3483	\$190,000	27/08/2025

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	3	202	759

Comparable property 2

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

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]

A review of recent residential sales in Birchip identified properties with similarities to 3 Watson Street, although differences in construction, condition, land size and improvements affect their comparability.

3 Watson Street is a three-bedroom brick veneer home with an updated timber kitchen and electrics, evaporative cooling, wood heating and a powered double garage/workshop. Cosmetic works remain unfinished, including floor sanding and painting. Foundation movement has occurred in the front left corner, with an engineer's report identifying required underpinning. The nature, cost and uncertainty of these works are material considerations when comparing it with other sales.

The selected sale at 115 Cumming Avenue for \$190,000 in August 2025 provides relevant evidence due to its proximity, three bedrooms, one bathroom and shedding. However, its Hardiplank construction, larger allotment, additional living space and second toilet differ from the subject. Public listings also report a subsequent sale for \$150,000 in April 2026, with roofing works and restumping required. This later transaction warrants verification and consideration because its disclosed repair requirements may provide useful evidence for assessing a property needing structural work.

15 Duncan Street, sold for \$260,000 in 2026, offers three bedrooms, an updated kitchen and bathroom, double carport and storage shed on 1,068m². Its weatherboard construction, larger land area and advertised presentation require allowance when comparing it with the subject.

30 Watson Street also offers three bedrooms, one bathroom and shedding, but its substantially larger 1,740m² allotment and access on three sides distinguish it from the subject.

The estimated selling price should reflect the most comparable qualifying sales, with particular regard to the subject's foundation movement and required repairs. Available evidence does not establish that only one suitable comparable exists.

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	____ / ____ / ____