

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

1/10/2026

Property offered for sale

Address
Including suburb and
postcode

Lot 1 Calder Highway, New Gisborne

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)
Vacant Land					25,300

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

\$580,000

&

\$620,000

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

\$TBA

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

\$426,000

Property type

Vacant

Suburb

New Gisborne

Period: from

01 March 2026

to

3st August 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

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Comparable property 2

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)

Reason there are fewer than three comparable properties

- X** 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]

Lot 1 Calder Highway, New Gisborne is a unique vacant land holding comprising approximately 2.53 hectares (6.25 acres). Following a review of the recent sales evidence in the New Gisborne area, there are no directly comparable settled sales that closely match the property in terms of land size, location, character and overall offering.

The property is significantly larger than the typical residential building blocks currently being offered in New Gisborne. Current listings include smaller residential lots of approximately 381m² to 600m², while other larger landholdings differ considerably in size, location, improvements or overall property characteristics.

The combination of the property's substantial 2.53-hectare landholding, its position close to New Gisborne Village and the railway station, access to the Calder Freeway, and its vacant-land nature makes it difficult to identify a recent sale that provides a reliable like-for-like comparison.

For this reason, a direct comparable-sales approach has limited application in this instance. The property's assessment should instead take into consideration the limited supply of similar vacant land, current competing listings, the property's land size and location, buyer demand, and the overall development and lifestyle appeal of the holding.

Accordingly, the absence of directly comparable sales does not indicate a lack of market evidence; rather, it reflects the property's unique characteristics and the limited number of similar properties that have recently transacted in the immediate area.

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	____/____/____