HF RICHARDSON
PROPERTY

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980

35 ROADKNIGHT STREET, BIRREGURRA,

2 1 4

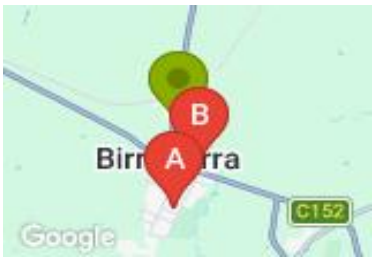
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$860,000 to $880,000**

Seller's Reserve Price: **N/A**

MEDIAN SALE PRICE



BIRREGURRA, VIC, 3242

Suburb Median Sale Price (House)

$656,000

01 October 2025 to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

8 PRIME ST, BIRREGURRA, VIC 3242

3 1 2

Sale Price

$920,000

Sale Date: 04/07/2025

Distance from Property: 1.2km A

38 BEAL ST, BIRREGURRA, VIC 3242

3 1 1

Sale Price

$695,000

Sale Date: 28/08/2025

Distance from Property: 576m B

This report has been compiled on 06/10/2026 by HF Richardson Property Pty Ltd. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980* **Date prepared** 06/10/2026

Property offered for sale

Address Including suburb and postcode	35 ROADKNIGHT STREET, BIRREGURRA, VIC 3242

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	2	1	4	112m²	5,939m²

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	$860,000	&	$880,000

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	$656,000	**Property type**	HOUSE	**Suburb**	BIRREGURRA
Period: from	01/10/2025	**to**	30/09/2026	**Source**	pricefinder

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	Sale price	Date of sale
8 PRIME ST, BIRREGURRA, VIC 3242	$920,000	04/07/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2	Unknown	1,012m²

Comparable property 2

Address	Sale price	Date of sale
38 BEAL ST, BIRREGURRA, VIC 3242	$695,000	28/08/2025

Key features					
Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
HOUSE	3	1	1	138m²	1,023m²

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 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

[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 were sold within the relevant period:

I have reviewed all the local sales history and in my professional opinion I cannot find a comparable property that is able to be referenced to meet PPS criteria.

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	