Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/10/2026

Property offered for sale

Address
Including suburb and postcode: 18 Collard Street, Newington Vic 3350

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	3	2	1	N/A	267

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 $735,000 & $775,000

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 $610,000 | Property type House | Suburb Newington

Period: from 01/10/2025 to 30/09/2026 | Source REIV

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	17 Ayrvale Av LAKE GARDENS 3355		
Sale price	$668,000	Date of sale	29/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	310

Comparable property 2

Address	13 Garden Ct LAKE GARDENS 3355		
Sale price	$700,000	Date of sale	13/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	420

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:

Only 2 properties were sold within the prescribed period and location.

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=a8112e58c9b4c2acc277e3d9be93e88e

18 Collard Street, Newington Vic 3350

JellisCraig



3 2 1

Property Type: House
Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price
$735,000 - $775,000
Median House Price
Year ending September 2026: $610,000

Comparable Properties



17 Ayrvale Av LAKE GARDENS 3355 (REI)

3 2 2

Price: $668,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments



13 Garden Ct LAKE GARDENS 3355 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 420 sqm approx

Agent Comments

Only 2 properties were sold within the prescribed period and location.

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REIV THE DIFFERENCE

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