Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 96 Fitzroy Street, Sale Vic 3850

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	1	59	404.71

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: $450,000 or Range between: _____ & _____

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: $580,000 Property type: House Suburb: Sale

Period: from 20/11/2025 to 19/11/2026 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	47 Fitzroy St SALE 3850		
Sale price	$499,500	Date of sale	03/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	2	N/A	465

Comparable property 2

Address	61 Fitzroy St SALE 3850		
Sale price	$500,000	Date of sale	03/02/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	1	N/A	N/A

Comparable property 3

Address	211 Raglan St SALE 3850		
Sale price	$478,000	Date of sale	11/07/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	2	N/A	416

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:

N/A

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=306c09bdada782970cee9e16e7d58bfc

96 Fitzroy Street, Sale Vic 3850

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2 1 1

Property Type:
Land Size: 404.71 sqm approx

Agent Comments

Indicative Selling Price
$450,000
Median House Price
20/11/2025 - 19/11/2026: $580,000

Comparable Properties



47 Fitzroy St SALE 3850 (REI)

2 2 2

Price: $499,500
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 465 sqm approx

Agent Comments



61 Fitzroy St SALE 3850 (REI)

2 2 1

Price: $500,000
Method: Private Sale
Date: 03/02/2026
Property Type: House

Agent Comments



211 Raglan St SALE 3850 (REI)

2 2 2

Price: $478,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 416 sqm approx

Agent Comments

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