Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/10/2026

Property offered for sale

Address
Including suburb and postcode: 1 Walters Street, Trentham Vic 3458

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
weatherboard	3	1	2	119.7	N/A

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: $895,000 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: $1,089,500 Property type: House Suburb: Trentham

Period: from 14/07/2026 to 14/10/2026 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	43 Victoria St TRENTHAM 3458		
Sale price	$1,375,000	Date of sale	24/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	5	N/A	2,251

Comparable property 2

Address	7a Groves St TRENTHAM 3458		
Sale price	$962,500	Date of sale	24/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	2	4	N/A	N/A

Comparable property 3

Address	34 Cranneys La TRENTHAM 3458		
Sale price	$1,089,000	Date of sale	17/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	0	N/A	569

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=7491d4d12e0edf7cc5d42635ca3db423

1 Walters Street, Trentham Vic 3458



3 1 2

Rooms: 4
Property Type: Residential
Land Size: 1600sqm approx sqm approx

Agent Comments

Indicative Selling Price
$895,000
Median House Price *
14/07/2026 - 14/10/2026: $1,089,500
* Agent calculated median based on 3 sales

Comparable Properties



43 Victoria St TRENTHAM 3458 (REI)

4 1 5

Price: $1,375,000
Method: Private Sale
Date: 24/09/2026
Property Type: House (Res)
Land Size: 2251 sqm approx

Agent Comments

7a Groves St TRENTHAM 3458 (REI)

2 2 4

Price: $962,500
Method: Private Sale
Date: 24/09/2026
Property Type: House (Res)

Agent Comments



34 Cranneys La TRENTHAM 3458 (REI)

2 2 -

Price: $1,089,000
Method: Private Sale
Date: 17/09/2026
Property Type: House
Land Size: 569 sqm approx

Agent Comments

Account - Harkin Estate Agents

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