

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

30/09/2026

Property offered for sale

Address
Including suburb and
postcode

95 CLIFF STREET PORTLAND

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)
BLUESTONE HERITAGE BUILDING	2	1	4	N/A	1201

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

\$1,100,000

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

\$625,000

Property type

Home – Office

Suburb

Portland

Period: from

Sep 26

to

Oct 26

Source

Realestate.com.au

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 24 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
341 Hanlon Parade Portland	\$1,200,000	29/08/2024

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Masonry Block with fibro second story home	5	3	2	325 Approx.	1951

Comparable property 2

Address	Sale price	Date of sale
22 Cavendish Street Portland	\$1,340,000	21/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick veneer and colorbond home	5	4	2	266 Approx.	1039

Comparable property 3

Address	Sale price	Date of sale
23 Bentinck Street Portland	\$925,000	30/09/2024

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Bluestone home	5	2	4	N/A	953

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:

[Insert N/A if there were 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	____/____/____