Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**29/09/2026**

Property offered for sale

Address Including suburb and postcode	18 HENTY STREET PORTLAND

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Mt Gambier Stone apartment with commercial shop on ground floor.	3	1.5	2	N/A	254

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	$759,000

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.

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing median sale prices of units over shops in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Median price	N/A	Property type	*Unit with Shop*	Suburb	Portland
Period: from	Aug 2026	to	Sep 2026	Source	Realestate.com.au

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.**

The reason the agent or agent's representative believes that fewer than three comparable properties:

There are no comparisons of apartments that have sold with shops below on one title.

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	_____/_____/_____