

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 13 FLINDERS STREET CAPE BRIDGEWATER

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)
BRICK VENEER AND TIMBER HOLIDAY HOME	3	2	1	N/A	634

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 \$995,000

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

\$900,000

Property type

HOMES

Suburb

Cape Bridgewater

Period: from

Aug 2026

to

Sep 2026

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 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.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
1658 Bridgewater Rd Cape Bridgewater	\$1,050,000	14/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
AC Sheeting home	3	1		71	568

Comparable property 2

Address	Sale price	Date of sale
3 Peacocks Rd. Cape Bridgewater	\$900,000	22/10/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Mt Gambier Stone home	2	1	1	75 Approx.	650

Comparable property 3

Address	Sale price	Date of sale
1516 Bridgewater Rd Cape Bridgewater	\$810,000	30/01/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Sandstone Cottage	1	1	1	44 Approx.	2584

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	____/____/____