

Property Price Statement

Single residential property

located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 27/10/26

Property offered for sale

Address
Including suburb and
postcode

3/37 CARPENTER STREET LAKES ENTRANCE VIC 3909

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
Unit	2	1	1	64m ²	205m ²

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

\$409,000

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

\$450,000

Property type

Unit

Suburb

Lakes Entrance

Period: from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

For more information visit consumer.vic.gov.au/underquoting

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	Sale price	Date of sale
5/1 JEMMESON STREET LAKES ENTRANCE VIC 3909	\$350,000	19-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	1	1	74m ²	96m ²

Comparable property 2

Address	Sale price	Date of sale
1/8 ORME STREET LAKES ENTRANCE VIC 3909	\$395,000	08-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	1	1	72m ²	241m ²

Comparable property 3

Address	Sale price	Date of sale
1/9 COATES ROAD LAKES ENTRANCE VIC 3909	\$399,900	13-Jan-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	1	1	72m ²	206m ²

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