

RESERVE PRICE OF VACANT LAND REPORT

APOG Policy A14A sets out the requirements and process for selling vacant land.

This Reserve Price of Vacant Land Report (Report) sets the market value, reserve price and incentives offered for the sale of vacant land, as set out in the table below.

Market Value:

This Report must be adopted by Council every six months to declare the market value for each block of vacant land in accordance with s3.58(4) of the *Local Government Act 1995*. s3.58(4)(c) states that the market value of property being disposed must be:

- (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
- (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*

The [independent](#) market values listed in the table below are based on an independent valuation of land completed at 30 June 2025 [\(for financial reporting purposes\)](#):-

Reserve Price:

The reserve price is sales price for each block of land (including GST). ~~The reserve price reflects Council's view of current market value of each block taking into consideration the last independent valuation and other factors such as recent sales history.~~

Current blocks of land for sale:

Block (see diagram below)	Street No.	Street Name	Area (m2)	Last independent market valuation Market Value (GST exclusive)	Reserve Price (GST inclusive)
Proudview Estate					
A	3	Davies Road	10,287	\$36,000	\$52,000
B	9	Davies Road	10,000	\$35,000	\$50,000
C	15	Davies Road	10,000	\$35,000	\$50,000
D	20	Hodgson Street	9,999	\$35,000	\$50,000
E	21	Davies Road	10,000	\$35,000	\$50,000
F	25	Davies Road	10,000	\$35,000	\$50,000
H	8	Hodgson Street	9,998	\$35,000	\$50,000
Robertson Park					
A	2	Ellson Street	509	\$7,000	\$20,000
B	4	Ellson Street	501	\$7,000	\$20,000 plus cost of house pad and retaining wall*
F	12	Ellson Street	701	\$9,000	\$30,000
N	35	Price Street	703	\$9,000	\$30,000
O	37	Price Street	701	\$9,000	\$30,000
P	39	Price Street	703	\$9,000	\$30,000
Other					
B	19	Ellson Street	1,056	\$12,000	\$40,000

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

C	27	Ellson Street	1,266	\$14,000	\$50,000
P	29	Ellson Street	1,190	\$13,000	\$45,000

Formatted: Font: 10 pt

*At the time of this report (23 September 2026) Council have begun construction of houses on 6 & 8 Ellson Street, Kulin. A house pad and retaining walls for 4 Ellson Street, Kulin was constructed at the same time as 6 & 8 Ellson Street. The final cost of this house pad and retaining wall will to be added to the reserve price for this block.

Proudview Estate Blocks:



Sold

Robertson Park:



Other:

