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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12635 FOLIO 124

Security no : 124129616504Y
Produced 05/11/2025 11:58 AM

LAND DESCRIPTION

Lot 1 on Title Plan 443173H.
PARENT TITLE Volume 03806 Folio 101
Created by instrument AZ622978P 23/09/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
STRATHCONA BAPTIST GIRLS GRAMMAR SCHOOL LTD of 183 PROSPECT HILL ROAD
CANTERBURY VIC 3126
AK205258J 25/02/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP443173H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ622978P (E)	APPLICATION LOST TITLE	Registered	24/09/2025
AZ655196L (E)	NOMINATION TO PAPER INST.	Completed	02/10/2025
AZ662131B (B)	PLAN REMOVING RESTRICTION	Registered	06/10/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 183 PROSPECT HILL ROAD CANTERBURY VIC 3126

ADMINISTRATIVE NOTICES

NIL

eCT Control 26354Q FOUNTAIN LAW PTY LTD
Effective from 06/10/2025

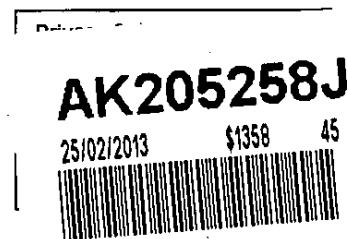
DOCUMENT END

Delivered from the LANDATA® System by Dye & Durham Solutions Pty Ltd

**ADVERTISED
PLAN**

Transfer of Land

Section 45 Transfer of Land Act 1958



Lodged by

Name: Millens P/L
Phone: 9877 6530
Address: 62 Whitehorse Rd
Deepdene
Reference: 120624
Customer Code: 13303G

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio)

Volume 3806 Folio 101

Estate and Interest: (e.g. "all my estate in fee simple")

All our estate in fee simple

Consideration:

\$1,800,000.00

Transferor: (full name)

DIANA MARGARET BOS AND PRUDENCE ROSE THOMPSON

Transferee: (full name and address including postcode)

STRATHCONA BAPTIST GIRLS GRAMMAR SCHOOL LIMITED ACN 073 413 626 of 34 Scott Street, Canterbury, Vic 3126

Directing Party: (full name)

Dated: 16 July 2013
Execution and attestation:

**ADVERTISED
PLAN**

Signed by DIANA MARGARET BOS in the presence of:)

) X [Signature]

Witness: X [Signature]

DIANA MARGARET BOS

Signed by PRUDENCE ROSE THOMPSON in the presence of:)

) X P. R. Thompson

Witness: X [Signature]

PRUDENCE ROSE THOMPSON

3022126A

Order to Register

Duty Use Only

T1

Please register and issue Certificate of Title to

Original
Exempt Section 45
Doc ID 2985761, 18 Feb 2013
SRO Victoria Duty, UKSO

Page 1 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page


Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated 16/1/13.
between Diana Margaret Bos and Prudence Rose Thompson and Strathcona Bay Limited ACN 073 413 626

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles

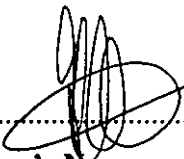
AK205258J

25/02/2013 \$1358 45



Panel Heading

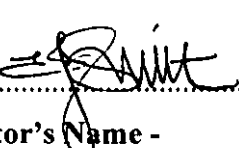
Executed by **STRATHCONA BAPTIST GIRLS**)
GRAMMAR SCHOOL LIMITED ACN 073 413 626 in)
accordance with Section 127 of the Corporations Act 2001)
by being signed by the person who is authorised to sign for)
the company:

X 
.....

Director's Name - IVAN ANDOLFATTO

Director

Director's Address - 14 YEONIL ROAD GLEN IRIS 3146

X 
.....

Director's Name -

Director ELIZABETH SMITH

Director's Address - 144 WINMALEE RD
BALWYN 3103

**ADVERTISED
PLAN**

3022126A

A1

Page 2 of 2

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

TITLE PLAN		EDITION 1	TP 443173H
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<p>Location of Land</p> <p>Parish: BOROONDARA</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 129A (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 3806 FOL 101</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p style="font-size: 2em; color: red; font-weight: bold;">ADVERTISED PLAN</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10-10-2000</p> <p>VERIFIED: AD</p>
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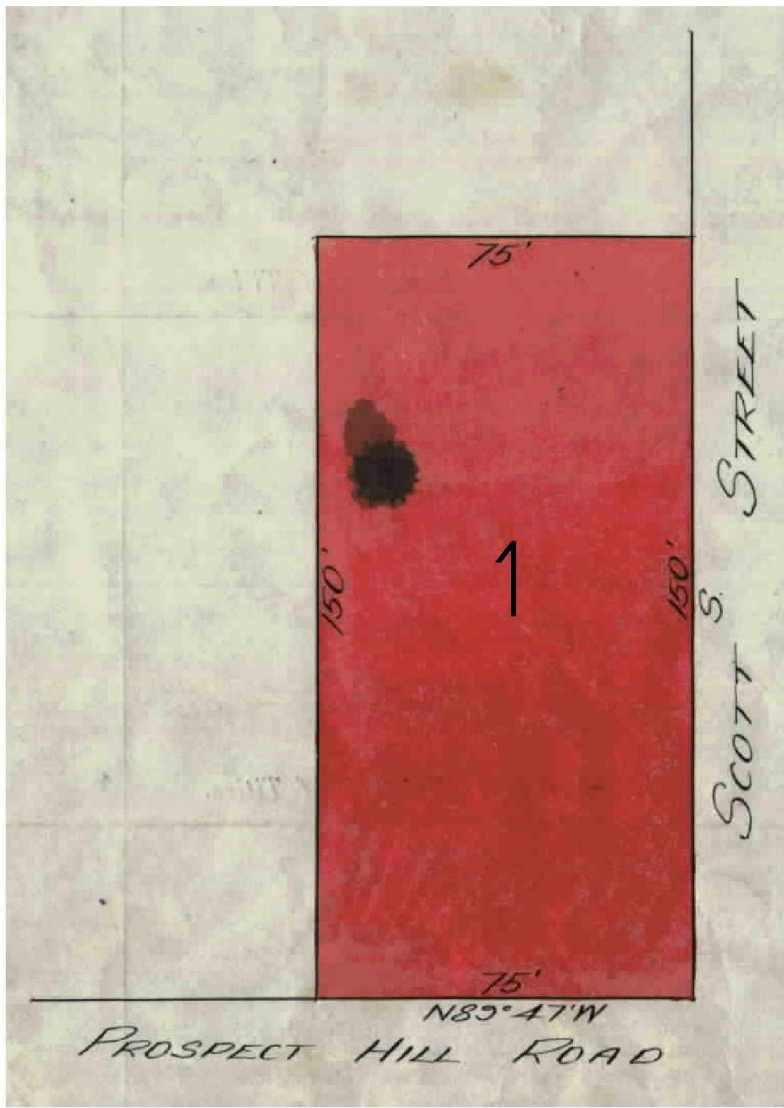


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 129A (PT)