Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 18/11/2026

Property offered for sale

Address
Including suburb and postcode: 57 Palara Drive, Strathtulloh, Vic 3338

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	5	4	2	34	447

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:

or

Range between: $770,000 & $845,000

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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

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: $635,000 Property type: House Suburb: Strathtulloh

Period: from 01/08/2026 to 31/10/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six 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
32 Parrot Drive, Weir Views, VIC 3338	$720,000	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	5	2	4	265	581

Comparable property 2

Address	Sale price	Date of sale
13 Riversdale Boulevard, Weir Views, VIC 3338	$810,000	28/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	5	3	2	N/A	630

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

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:

[*Insert N/A if there were three comparable properties*]

Due to the limited number of comparable properties sold in the surrounding area during the past six months, I have only been able to identify two suitable comparable sales for this property.

The limited availability is primarily due to the unique characteristics of the property, including its five-bedroom, four-bathroom configuration and approximately 448m² of land. There have been very few properties of a similar size, accommodation and specification sold within the relevant six-month period.

For this reason, it is difficult to identify a larger number of directly comparable sales. The two comparable properties identified have therefore been selected based on their overall similarity in terms of location, land size, accommodation,

property type and features.

The limited number of comparable sales should be taken into consideration when assessing the property's market value. In addition to the available comparable sales, current buyer demand, property presentation, quality of construction, location and the property's unique features should also be considered when determining the appropriate price guide.

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	_____/_____/_____