

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

Date prepared

Address

Including suburb and postcode

60 Bungower Road, Mornington, Vic 3931

Property offered for sale

07/10/2026

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 3             | 1              | 2               | 92                                        | 567                                  |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://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 &

\$700,000

\$770,000

### 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](http://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

### 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.

\$1,180,000

House

Mornington

Median price Property type Suburb

01/10/2025

30/09,

Source Period:  
from to



For more information visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### 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

|                                           |           |            |
|-------------------------------------------|-----------|------------|
| 30 Bungower Road, Mornington,<br>VIC 3931 | \$735,000 | 22/05/2026 |
|-------------------------------------------|-----------|------------|

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 3             | 1              | 2               | N/A                                       | 573                                  |

#### Comparable property 2

Address Sale price Date of sale

|                                           |           |            |
|-------------------------------------------|-----------|------------|
| 32 Illowa Street, Mornington,<br>VIC 3931 | \$770,000 | 09/06/2026 |
|-------------------------------------------|-----------|------------|

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 3             | 1              | 1               | N/A                                       | 664                                  |

#### Comparable property 3

Address Sale price Date of sale

|                                            |           |            |
|--------------------------------------------|-----------|------------|
| 36 Taranna Street, Mornington,<br>VIC 3931 | \$721,000 | 15/08/2026 |
|--------------------------------------------|-----------|------------|

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
|               |               |                |                 |                                           |                                      |

|       |   |   |   |     |     |
|-------|---|---|---|-----|-----|
| House | 3 | 1 | 2 | N/A | 582 |
|-------|---|---|---|-----|-----|

### 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]*

|     |
|-----|
| N/A |
|-----|



For more information visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### 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 | ____/____/____ |



For more information visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)