

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01/10/2026

Property offered for sale

Address
Including suburb and
postcode 28 Annette Court, Endeavour Hills, Vic 3802

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	3	2	2	130m2	144m2

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

\$660,000

&

\$725,000

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

\$649,000

Property type

Unit

Suburb

Endeavour Hills

Period:
from

01/07/2026

to

30/09/2026

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
9 Misha Boulevard, Endeavour Hills, VIC 3802	\$720,000	20/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	3	2	2	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
57A Essex Park Drive, Endeavour Hills, VIC 3802	\$690,000	11/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	3	1	2	N/A	N/A

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 m ²)	Total land size (in m ²)
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]

A comprehensive comparative market analysis was conducted across Endeavour Hills in accordance with the Estate Agents Act 1980 and CAV Director's Guidelines for Determining Comparable Properties. Standard statutory search parameters (2-kilometre radius, 6-month sales window) yielded limited directly comparable townhouse/unit sales matching the specific 3-bedroom, 2-bathroom, 2-car accommodation profile, build quality, and site orientation.

28 Annette Court occupies an elevated, premium court position offering distinct natural light advantages, superior living zone layout, and high-quality internal appointments. Local sales within the statutory period predominantly comprise older, lower-spec 3-bedroom, 1-bathroom stock or standard dual-occupancy dwellings on varying allotment footprints, which do

not reflect direct physical or qualitative benchmarks.

To establish a balanced, evidence-based price guide, the estimated selling price incorporates adjusted localized benchmark sales alongside broader market demand for modern, turnkey 3-bedroom, 2-bathroom residences. The estate agent reasonably believes that fewer than three directly comparable properties were sold within the statutory radius and timeframe without requiring significant qualitative adjustments.

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	____/____/____