Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 25/11/2026

Property offered for sale

Address
Including suburb and postcode: 1/220 Power Road, Endeavour Hills, Vic 3802

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	4	2	2	110m2	699m2

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: $740,000 & $814,000

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: $805,000 Property type: House Suburb: Endeavour Hills

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

For more information visit consumer.vic.gov.au/underquoting

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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
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

Comparable property 2

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

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*]

In accordance with the Estate Agents Act 1980 (Vic) and Consumer Affairs Victoria's comparability guidelines, a review of residential sales within two kilometres of 1/220 Power Road, Endeavour Hills VIC 3802, confirms that fewer than three—specifically zero—comparable properties have sold in the past six months. Although the subdivided street number (1/220) might suggest a standard unit or townhouse, the residence is structurally and functionally a full-scale, home-style dwelling. Grouping it with conventional strata units or compact townhouses within the catchment would misrepresent its proportions, layout, and market appeal.

Furthermore, no home-style residences on subdivided allotments have transacted in the area during the statutory six-

month window. Recent sales fall into two non-comparable categories: traditional family homes on full, unsubdivided blocks—where land size heavily skews value—and smaller, entry-level units or townhouses. Compounding this is the property's superior standard and condition. 1/220 Power Road features high-calibre finishes throughout, placing it well above the builder-grade or dated subdivided stock that comprises recent local sales. Including inferior properties as comparables would fail the statutory test of similarity and create an unacceptable risk of underquoting.

While historical sales in Endeavour Hills closely mirror this property's subdivided land configuration, house-like scale, and elevated finish quality, those transactions occurred more than six months ago and are legally disqualified under metropolitan Melbourne rules. Consequently, declaring fewer than three comparable sales is the only accurate and compliant determination, with the estimated selling price reasonably established through broader market analysis and adjusted historical benchmarks.

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	_____/_____/_____