

Property Price Statement – Instructions

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

This instruction sheet does not form part of this Property Price Statement and is not required to be included in the completed Property Price Statement for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Property Price Statement for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Property Price Statement. It can be used when **multiple units of a single unit type or class in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. This form only covers a single (i.e. the same) type or class of unit, not multiple types or classes.

The Director's determination of the Melbourne metropolitan area is available on the [CAV website](#).

It is recommended that the address of the property being offered for sale be checked at <https://www.land.vic.gov.au/property-and-parcel-search> before being entered in this Property Price Statement.

Display and access to the Property Price Statement

This Property Price Statement must be:

- prominently displayed on any main advertisement for the property on an internet site, during the period the property is offered for sale, published by or on behalf of the agent or representative;
- displayed at any inspection for the property for sale; and
- provided to a prospective buyer within two business days of a request.

Indicative selling price

This form includes indicative selling price for multiple units that are a single (i.e. the same) type or class (for example, one-bedroom units in a high rise position), rather than an indicative selling price for each individual unit of that type or class.

An indicative selling price may be a single price or a range, where the difference between the upper and lower limit is not more than 10% of the value of the lower limit. These prices must be expressed as dollar amounts and not modified by words or symbols.

The indicative selling price must not be less than:

- the estimated selling price of the property;
- the price in any written offer that the agent or representative knows or could reasonably be expected to know that the seller has rejected because the price was too low; or
- any amount that the seller has advised the agent or representative that they will accept for the property, or any revision to that amount.

If expressed as a range, the lower limit of the range must not be less than the estimated selling price.

Updating the seller's reserve price where property is to be sold by auction or fixed-date sale

If the property is to be sold by auction or fixed-date sale, the agent or representative must request the seller's reserve price for the property. If the agent or representative has received the reserve price, it must be included in this Property Price Statement. This may occur after the Property Price Statement is first published.

The seller's reserve price must also be included in any advertisement for the sale of the property at least 7 days before an auction or fixed date sale. An auction or fixed date sale must not occur if the seller's reserve is not published for the period of 7 days immediately before the day of the auction or fixed-date sale.

Updating the property sale price

Within 7 days after the unconditional sale of the property, the agent or agent's representative must:

- amend the Property Price Statement to include the sale price of the property;
- publish this Property Price Statement on an internet site; and
- make it available to access by any person on that internet site for at least 18 months after the unconditional sale.

The sale price must be included unless the Director of Consumer Affairs Victoria has granted an exemption or an exemption application is yet to be determined.

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

30/09/2026

Units offered for sale

Address
Including suburb and
postcode

1-19, 58 WILLIAM ROAD, CARRUM DOWNS, VIC, 3201

Key features of the properties

Unit type or class e.g. One bedroom units	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
Units 1 & 2/William Road – 4 Bedroom 3 Bathroom Double Garage	4	3	2	171	297
Units 3, 4, 9, 12, 18/58 William Road – 3 Bedroom 2 Bathroom Double Garage Kitchen design 1	3	2	2	132.5	154
Units 5, 7, 14, 16 - 3 Bedroom 2 Bathroom Double Garage Kitchen design 2	3	2	2	132.5	160
Unit 11 - 2 Bed 1 Bath Single Garage - Double Storey	2	1	1	109.8	124.97
Unit 20 - 2 Bed 1 Bath Single Garage – Single Storey	2	1	1	115.1	266
Units 10 & 8 - 3 Bedroom 2 Bathroom Double Garage Separate Laundry	3	2	2	139.9	151

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Units 1 & 2	\$	or range between	\$860,000	&	\$875,000
Units 3, 4, 9, 12, 18	\$	or range between	\$775,000		\$780,000
Units 5, 7, 14, 16	\$795,000	or range between	\$		\$
Unit 11	\$650,000	or range between	\$		\$
Unit 20	\$660,000	or range between	\$		\$
Units 10 & 8	\$785,000	or range between	\$		\$

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 properties are not to be sold by auction or fixed-date sale]

Unit address		Seller's reserve price	\$
Unit address		Seller's reserve price	\$
Unit address		Seller's reserve price	\$

[Add or delete rows as required]

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$622,000	Suburb	Carrum Downs, Vic, 3201
Period - From	01/09/2025	To	31/08/2026
Source	PropTrack		

Comparable property sales

These are the three most comparable properties to the unit type or class 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]

4 Bedroom Townhouses:

Comparable property 1

Address	Sale price	Date of sale
4/28 Madisson Crescent, Carrum Downs	\$780,000	26 Aug 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	4	2	2	153	285

Comparable property 2

Address	Sale price	Date of sale
1/40 Hall Road, Carrum Downs	\$715,000	30 Sep 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	4	3	2	159	265

Comparable property 3

Address	Sale price	Date of sale
1 Surfers Crescent, Carrum Downs	\$731,000	25 Jul 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	4	3	2	152	284

Reason there are fewer than three comparable properties for a unit type or class

- ☐ 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]

3 Bedroom Townhouses:**Comparable property 1**

Address	Sale price	Date of sale
4/1 Sutton Crescent, Carrum Downs	\$705,000	12 May 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	3	2	121.6	214

Comparable property 2

Address	Sale price	Date of sale
9 Wineglass Walk, Carrum Downs	\$770,000	09 Aug 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	157	196

Comparable property 3

Address	Sale price	Date of sale
3/19 Bradford Drive Carrum Downs,	\$730,000	18 Jun 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	147.9	340

Reason there are fewer than three comparable properties for a unit type or class

- ☐ 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]

2 Bedroom Townhouses:

Comparable property 1

Address	Sale price	Date of sale
1/40 William Road, Carrum Downs	\$620,000	22 Jul 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	2	1	1		234.86

Comparable property 2

Address	Sale price	Date of sale
5/27 Brunnings Road, Carrum Downs	\$590,000	26 June 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	2	1	1	80.2	113.35

Comparable property 3

Address	Sale price	Date of sale
12 Wineglass Walk, Carrum Downs	\$632,250	26 Aug 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	2	2	1		119

2 Bedroom Single Storey Townhouses: (Unit 10)

Comparable property 1

Address	Sale price	Date of sale
4/11 Brunnings Road, Carrum Downs	\$620,000	22 Jul 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	2	1	1	79.2	234.86

Comparable property 2

Address	Sale price	Date of sale
2 Flora Lane, Carrum Downs	\$570,000	30 June 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	2	1	1	122	200

Comparable property 3

Address	Sale price	Date of sale
25/21 Hall Road, Carrum Downs	\$558,000	03 Sep 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	2	2	1	86.9	209

Reason there are fewer than three comparable properties for a unit type or class

- ☐ 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]

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Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____

[Add or delete rows as required]