Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 4/9 Carly Close, Narre Warren South, Vic 3805

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	124	259

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: $630,000 & $690,000

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: $475,000 Property type: Unit Suburb: Narre Warren South

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
8 Success Place, Hampton Park, VIC 3976	$685,000	10/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	2	3	N/A	160 m²

Comparable property 2

Address	Sale price	Date of sale
1/16 Wynette Close, Hampton Park, VIC 3976	$655,000	29/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	1	1	117.42	276

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*]

A search was undertaken for comparable sales for 4/9 Carly Close, Narre Warren South within the required 6 month period and 2km radius. In assessing potential comparables, consideration was given to the number of bedrooms and bathrooms, property type, condition, construction and cladding, overall build quality, location, accommodation and general standard of the property.

At this stage, I have been unable to identify three sales within the 6 month period that I consider sufficiently comparable

to the subject property. The available sales either differ materially in configuration, condition, construction, quality or overall property characteristics and, in my view, would not provide a fair or meaningful comparison.

The internal building size and total building size for the above mentioned property, 8 Success Place, Hampton park was not available online. If it becomes available in the future this document will be updated accordingly.

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	_____/_____/_____