

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 51 Opera Boulevard, Bonnie Brook, Vic 3335

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)
HOUSE	3	2	1	121	186

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 \$490,000

&

\$530,000

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

\$690,000

Property type

House

Suburb

Bonnie Brook

Period: from

01/10/2025

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	
5 Hedgeley Avenue, Deanside, VIC 3336		\$490,000		24/07/2026	
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	3	2	2	N/A	182

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
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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]

Comparable Sales Rationale

Due to the limited number of comparable properties recently sold within the immediate area, only one comparable property has been included within this Property Price Statement. There have been very few recent sales that closely align with the subject property's specific configuration of three bedrooms, two bathrooms and single-car accommodation. As a result, including additional sales with materially different accommodation, land size, layout or features may provide a less accurate indication of the property's current market value.

The comparable selected is considered the most relevant recent sale based on its overall property characteristics, location and configuration, and therefore provides the most meaningful reference point when assessing the likely market position of the subject property.

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	____/____/____