Property Price Statement
Multiple residential properties (units) of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	12/11/2026

Units offered for sale

Address Including suburb and postcode	38 Mahoneys Road, Riddells Creek VIC 3431

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 m²) (may be a range)**	**Total land size (in m²) (may be a range)**
Weatherboard/brick garage	3	2	2	119m2-124m2 approx.	245m2-339m2 approx.

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**
Unit 1	$*	or range between	$695,000	&	$725,000
Unit 2	$*	or range between	$679,000	&	$699,000
Unit 3	$*	or range between	$679,000	&	$699,000
Unit 4	$*	or range between	$679,000	&	$699,000
Unit 5	$*	or range between	$679,000	&	$699,000

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

[*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	$637,500	Suburb	Riddells Creek

Period - From	01.11.25	To	31.10.26	Source	Cotality

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold **within five kilometres** of the property for sale **in the last 18 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
1/69 Mahoneys Road, Riddells Creek	$655,000	16.07.2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Weatherboard	3	2	2	115m2 approx	304m2 approx

Comparable property 2

Address	Sale price	Date of sale
8/140-142 Main Road, Riddells Creek	$672,500	29.09.2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Weatherboard/brick	3	2	2	137m2 approx	283m2 approx

Comparable property 3

Address	Sale price	Date of sale
1/3 Somerville Lane, Riddells Creek	$679,000	09.11.2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Weatherboard	3	2	2	110.3m2 approx.	348m2 approx

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*]

There are currently no comparable properties offering a home and land of a similar size without an owners corporation.

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