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	26/10/2026

Units offered for sale

Address Including suburb and postcode	381 Mount Dandenong Road, Croydon

Key features of the properties

Unit type or class	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse – Unit 15	4	2.5	3	202	282
Townhouse – Unit 21	3	2.5	2	168	255
Townhouse – Unit 24	4	2.5	2	222	364

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	Single price		Lower price		Higher price
Townhouse – Unit 15: 4 bed, 2.5 bath, 2 car	$ 1,060,000	or range between	$*	&	$*
Townhouse – Unit 21: 3 bed, 2.5 bath, 2 car	$ 950,000	or range between	$*	&	$*
Townhouse – Unit 24: 4 bed, 2.5 bath, 2 car	$ 1,250,000	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	N/A	Seller's reserve price	$ N/A
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Unit address	N/A	Seller's reserve price	$ N/A

[*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	$ 939,000	Suburb	Croydon

Period - From	01/10/2025	To	30/09/2025	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*]

Comparable property 1

Address	Sale price	Date of sale
15A Stephen Cres, Croydon, VIC	$ 1,060,000	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2		329

Comparable property 2

Address	Sale price	Date of sale
5 Newhaven Lane, Croydon, VIC	$ 870,000	19/05/2026

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		254

Comparable property 3

Address	Sale price	Date of sale
10A Arundel St, Croydon, VIC	$ 1,187,500	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2		304

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*]

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*]