

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 02/10/2026

Property offered for sale

Address
Including suburb and
postcode 23 Terrigal Street, Chadstone VIC 3148

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)
Townhouse	2	3	1	NA	NA

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 NA
Range between \$890,000 & \$979,000

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 NA

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 \$925,000 Property type Unit Suburb Chadstone
Period: from 01/06/2026 to 31/08/2026 Source NA

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
2/1 Cabena Crescent, Chadstone VIC 3148	\$850,000	NA

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	2	NA	214

Comparable property 2

Address	Sale price	Date of sale
NA	NA	NA

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
NA	NA	NA	NA	NA	NA

Comparable property 3

Address	Sale price	Date of sale
NA	NA	NA

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
NA	NA	NA	NA	NA	NA

Reason there are fewer than three comparable properties

NA 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]

This is a townhouse still being built. Brand new 2 bedroom units are very rare to find in the local area therefore no comparables.

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	NA
Unconditional sale date	NA

Agent review notes

23 Terrigal Street, Chadstone VIC 3148 • Prepared 2 October 2026

Draft completed from public research using the supplied PPS template. NA marks unavailable, unresolved or inapplicable information. The notes are separate from the form. Resolve mandatory particulars and approve the price evidence before publication.

Property and price. The current campaign offers an off-the-plan two-bedroom townhouse at \$890,000–\$979,000, a 10% range. The plan shows two upstairs ensuite bedrooms, a third full bathroom downstairs and a separate garage. One parking space follows the garage plan, Domain and the property profile. The extra icons on the Harcourts page do not establish three additional allocated parking spaces. Confirm the final parking entitlement and proposed lot in the contract.

Areas and identity. Internal floor area and land area are NA because no reliable area schedule for the proposed dwelling was found. The floorplan filename identifies Unit 1, while the campaign address remains 23 Terrigal Street. Confirm the contract lot and correct unit address. The historical 674 m² parent block and 2022 house sale must not be represented as the proposed townhouse's land or a current comparable sale.

Median. The subject's July statement reports a \$900,000 Chadstone unit median for April–June 2026. A more recent agent statement for 2/13 Binalong Avenue reports \$925,000 for June–August 2026; that same-suburb unit series is used here. Both periods are eligible, but the provider is blank. Source remains NA until the underlying report is obtained. Neither median is specific to off-the-plan two-bedroom townhouses.

Retained candidate. The existing statement selects 2/1 Cabena Crescent as within 2 km. The sold advertisement confirms \$850,000, two bedrooms, two bathrooms and two open parking spaces; the property profile reports 214 m² land. It is an established townhouse, with one fewer bathroom and different parking, so its relevance to the proposed dwelling needs an explicit condition and specification assessment.

Cabena date conflict. The subject statement and selling advertisement show 14 April 2026, while Domain and OnTheHouse show 16 April. Date is NA pending the contract record. Both dates are within six months. No floor-area total was verified.

Removed and possible replacement sales. The former 3/14–16 Temple Street sale dated 14 March is too old. The 101/363 High Street apartment sale dated 2 April is at the six-month boundary and its different building type needs justification, so it has not been carried forward. 1/46 Waverley Road is a stronger feature-match lead: two bedrooms, three bathrooms, one car, \$990,000, with the sold advertisement recording 15 August 2026. Confirm its distance, condition, areas and sale terms before selection. It is listed as a research lead rather than an approved comparable.

Outstanding completion. Two comparison slots and the fewer-than-three declaration remain NA: incomplete verification is not evidence of fewer qualifying sales. Approve the most comparable set and confirm the median provider, proposed lot and areas. Reserve is NA on the apparent private-sale basis; no fixed date is advertised. Sale price and unconditional date are NA.

Agent checks. Select the most comparable properties by location, date, features, condition and standard, using sales within 2 km and six months for this metropolitan property. Missing research does not justify a fewer-than-three declaration. Check the quote against the reasonable estimate, seller instructions and relevant rejected written offers.

Research sources

Sources accessed 2 October 2026. Publicly reported values require the agent's verification; hyperlinks support the entries and unresolved issues above.

[Harcourts current listing](#)

[Subject existing statement — review date and applicability](#)

[Harcourts advertised floorplan](#)

[Recent Chadstone unit median — Binalong agent statement](#)

[2/1 Cabena — sale advertisement and 14 April date](#)

[2/1 Cabena — alternative 16 April date](#)

[2/1 Cabena — 214 m² land record](#)

[1/46 Waverley — research lead pending distance and suitability](#)

[Subject Domain listing — one parking space](#)

[Consumer Affairs Victoria — PPS and comparable requirements](#)

[Consumer Affairs Victoria — transition and reserve rules](#)

Publication and transition. The new PPS applies to private sales from 1 October 2026 and auctions/fixed-date sales held from 16 October. For applicable campaigns, display it at inspections and beside the online price, and include a link/QR code in physical advertising. Provide it within two business days of request. Applicable reserve disclosure is due at least seven days before the event; online updates are due within one business day of receipt. Subject to exceptions, publish the sold price within seven days of unconditional sale and retain the PPS online for 18 months.

Legislative framework: Estate Agents Act 1980 (Vic), including section 47AF identified in the supplied approved form, and the current Consumer Affairs Victoria guidance linked above.