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 18/11/2026

Units offered for sale

Address
Including suburb and postcode: 22 Best Street Reservoir 3073

Key features of the properties

Unit type or class	Townhouse 1
# of bedrooms	4
# of bathrooms	3
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	189
Total land size (in m2) (may be a range)	241

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 1		or range between	$1,075,000	&	$1,150,000

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.

Unit address: 22 Best Street Reservoir 3073 Seller's reserve price: N/A

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: $641,750 Suburb: Reservoir

Period - From: 18/11/2025 To: 17/11/2026 Source: Property Data

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.

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

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:

No comparable properties within 2km in the last 6 months, that are newly built that are 4 bedroom, 3 bathroom of this size. Only one recent comparable, but more than 2km from the property, so not suitable for PPS

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	22 Best Street Reservoir 3073	Sale price		Unconditional sale date	

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Key features of the properties

Unit type or class	Townhouse 2
# of bedrooms	4
# of bathrooms	3
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	190
Total land size (in m2) (may be a range)	145

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Unit type or class	Single price		Lower price		Higher price
Townhouse 2		or range between	$1,075,000	&	$1,150,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address: 22 Best Street Reservoir 3073 Seller's reserve price: N/A

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These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Reason there are fewer than three comparable properties for a unit type or class

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Units offered for sale

Address
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Key features of the properties

Unit type or class	Townhouse 3
# of bedrooms	4
# of bathrooms	3
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	174
Total land size (in m2) (may be a range)	194

Indicative selling prices

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Unit type or class	Single price		Lower price		Higher price
Townhouse 3		or range between	$1,075,000	&	$1,150,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

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