

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

01/10/2026

Units offered for sale

Address
Including suburb and postcode

2&6/40 Showers Street Preston 3072

Key features of the properties

Unit type or class

2 bedroom townhouse

of bedrooms

2

of bathrooms

2

of car spaces (+/- 1)

1

Internal floor space (in m2) (may be a range)

74.9

Total land size (in m2) (may be a range)

N/A

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
2 bedroom townhouse		or range between	\$800,000	&	\$850,000

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 2&6/40 Showers Street Preston 3072

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 \$662,500

Suburb Preston

Period - From 01/04/2026

To 30/06/2026

Source REIV

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
80 Collins St, Thornbury, Vic 3071, Australia	\$847,000	07/09/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	2
# of bathrooms	2
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
109 Plenty Rd, PRESTON, Vic 3072, Australia	\$735,001	25/05/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	2
# of bathrooms	2
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
254-256 Murray Rd, Preston, Vic 3072, Australia	\$860,000	21/05/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
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:

N/A

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 2&6/40 Showers Street
Preston 3072

Sale price

Unconditional sale
date

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

01/10/2026

Units offered for sale

Address
Including suburb and postcode

3&7/40 Showers Street Preston 3072

Key features of the properties

Unit type or class

2 bedroom townhouse

of bedrooms

2

of bathrooms

1

of car spaces (+/- 1)

1

Internal floor space (in m²) (may be a range)

90.4

Total land size (in m²) (may be a range)

N/A

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
2 bedroom townhouse		or range between	\$850,000	&	\$900,000

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 3&7/40 Showers Street Preston 3072

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 \$662,500

Suburb Preston

Period - From 01/04/2026

To 30/06/2026

Source REIV

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
215 Wood St, Preston, Vic 3072, Australia	\$855,000	11/09/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
23 Bailey Av, Preston, Vic 3072, Australia	\$707,500	15/08/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
21-23 Cormac St, Preston, Vic 3072, Australia	\$803,000	18/05/2026

Key features

Building Type	Townhouse (Single)
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	195

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:

N/A

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 3&7/40 Showers Street
Preston 3072

Sale price

Unconditional sale
date

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

01/10/2026

Units offered for sale

Address
Including suburb and postcode

4&5/40 Showers Street Preston 3072

Key features of the properties

Unit type or class

3 bedroom townhouse

of bedrooms

3

of bathrooms

3

of car spaces (+/- 1)

1

Internal floor space (in m2) (may be a range)

116.4

Total land size (in m2) (may be a range)

N/A

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
3 bedroom townhouse		or range between	\$950,000	&	\$1,000,000

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 4&5/40 Showers Street Preston 3072

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 \$662,500

Suburb Preston

Period - From 01/04/2026

To 30/06/2026

Source REIV

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
3b Carlisle St, Preston, Vic 3072, Australia	\$885,000	08/09/2026

Key features

Building Type	Townhouse (Single)
# of bedrooms	3
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
15 Osborne Gr, Preston, Vic 3072, Australia	\$1,180,000	12/08/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	154
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
531 Murray Rd, Preston, Vic 3072, Australia	\$1,030,000	02/06/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
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:

N/A

Sale outcome

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Unit address 4&5/40 Showers Street
Preston 3072

Sale price

Unconditional sale
date

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

01/10/2026

Units offered for sale

Address
Including suburb and postcode

1&8/40 Showers Street Preston 3072

Key features of the properties

Unit type or class

3 bedroom townhouse

of bedrooms

3

of bathrooms

2

of car spaces (+/- 1)

1

Internal floor space (in m2) (may be a range)

86.7

Total land size (in m2) (may be a range)

N/A

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
3 bedroom townhouse		or range between	\$1,050,000	&	\$1,100,000

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 1&8/40 Showers Street Preston 3072

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 \$662,500

Suburb Preston

Period - From 01/04/2026

To 30/06/2026

Source REIV

Comparable property sales

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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
15 Osborne Gr, Preston, Vic 3072, Australia	\$1,180,000	12/08/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	154
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
531 Murray Rd, Preston, Vic 3072, Australia	\$1,030,000	02/06/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
229 Gilbert Rd, Preston, Vic 3072, Australia	\$1,088,500	29/05/2026

Key features

Building Type	Townhouse (Single)
# of bedrooms	3
# of bathrooms	2
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	164

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:

N/A

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 1&8/40 Showers Street
Preston 3072

Sale price

Unconditional sale
date