

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

16/10/2026

Property offered for sale

Address
Including suburb and
postcode

1 Polson Way, Cranbourne West, Vic 3977

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)
HOUSE	3	3	4	225	184

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

\$729,500

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 property is not to be sold by auction or fixed-date sale]

Seller's reserve price

N/A

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

\$735,000

Property type

House

Suburb

Cranbourne West

Period:
from

01/07/2026

to

30/09/2026

Sourc
e



PropTrack

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
5 Polson Way, Cranbourne West, VIC 3977	\$740,000	08/06/2026

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	3	4	N/A	187

Comparable property 2

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

Key features

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

Comparable property 3

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

Key features

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

Reason there are fewer than three comparable properties

- ☒ 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]

While other properties have sold within the broader Cranbourne West area during the preceding six months and within a similar price bracket, the agent does not consider these sales to be sufficiently comparable due to differences in land size, accommodation, parking, configuration and overall property features.

The property at 1 Polson Way also presents a relatively unique offering, comprising three bedrooms, three bathrooms and four-car accommodation on approximately 225 SQM, together with flexible dual-living/multi-purpose accommodation and potential for separate living and income-generating use. These characteristics limit the number of directly comparable properties available within the prescribed criteria.

A further relevant sale, 7 Polson Way, Cranbourne West sold for \$842,000 on 29 October 2025 and has similar dual-living characteristics, multiple bathrooms and substantial vehicle accommodation. However, this sale falls outside the applicable six-month period and has therefore not been relied upon as a comparable sale on the Property Price Statement.

Note: Based on our review of the available floorplan, 5 Polson Way appears to comprise three bedrooms. However, as we have not physically inspected the property, we are unable to independently verify its bedroom configuration or confirm the accuracy of the four-bedroom classification recorded by a third party. This observation is based solely on the information available to us at the time of preparation.

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	\$ _____
Unconditional sale date	____/____/____