Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 14 Romulus Cres, 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	4	2	2	188	263

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:

or

Range between: $750,000 & $810,000

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: 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 Source: 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
34 Riverside Drive, Cranbourne West, VIC 3977	$708,000	23/09/2026

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	161	275

Comparable property 2

Address	Sale price	Date of sale
12 Cupit Street, Cranbourne, VIC 3977	$895,000	16/06/2026

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	185	299

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*]

Two comparable properties have been identified for the purposes of the PPS statement. These provide relevant evidence of current market conditions and purchaser behaviour and assist in establishing an indication of market value. However, limited properties with a sufficiently similar combination of characteristics are available to establish a broader range of direct comparisons. The identified comparables have been considered as relevant market evidence rather than direct equivalents to the subject property. Appropriate regard has been given to their similarities and differences in location, land size, improvements, configuration, accommodation, condition, presentation, access and utility, which may influence market appeal and value. The limited availability of directly comparable properties reflects the particular characteristics and market position of the subject property. Its combination of location, land holding, improvements, configuration, accommodation and overall utility should be

considered collectively when interpreting the available evidence. Both comparables provide useful guidance regarding prevailing market conditions; however, their relevance has been considered having regard to their respective similarities and differences. The evidence has not been applied mechanically. Broader sales and listings have also been considered where they provide useful market context. Accordingly, the assessment has been undertaken having regard to the two identified comparables, broader market evidence and the individual characteristics of the subject property. This approach avoids undue reliance on any single transaction while maintaining a clear connection to actual market evidence. On this basis, the adopted assessment represents a considered market-based opinion that balances the available comparable evidence with the specific characteristics of the subject property and the limitations of the current comparable market.

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	_____/_____/_____