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	09/10/2026

Units offered for sale

Address Including suburb and postcode	2/157 Warrigal Road, Cheltenham VIC 3192

Key features of the properties

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m²) (may be a range)**	**Total land size (in m²) (may be a range)**
Unit	2	1	N/A	N/A	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 e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Unit	$N/A	or range between	$700,000	&	$750,000

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 properties are not to be sold by auction or fixed-date sale*]

Unit address	2/157 Warrigal Road, Cheltenham VIC 3192	Seller's reserve price	$N/A

[*Add or delete rows as required*]

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	$700,000	Suburb	Cheltenham

Period - From	09/05/2026	To	15/09/2026	Source	CoreLogic

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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
23B Riviera Street Mentone VIC 3194	720,000	15/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	2	1	2	N/A	186

Comparable property 2

Address	Sale price	Date of sale
1/11 Herald Street Cheltenham VIC 3192	737,500	09/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	2	1	2	81	231

Comparable property 3

Address	Sale price	Date of sale
2/107 Cavanagh Street Cheltenham VIC 3192	741,500	12/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	2	1	1	72	265

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:
[*Insert N/A if there were 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	2/157 Warrigal Road, Cheltenham VIC 3192		
Sale price	$720,000	Unconditional sale date	09/10/2026

[*Add or delete rows as required*]