Property Price Statement
Singleresidential property located in the Melbourne metropolitan area

Section 47AF of the EstateAgentsAct1980

Date prepared: 12/10/2026

Property offered for sale

Address Including suburb and postcode: 5 Brentwood Crescent, Frankston Vic 3199

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	1	2	125	651

Indicative selling price

Forthe meaning ofindicativeselling 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 $690,000 & $750,000

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

Forthemeaningofseller's reserve price,seeconsumer.vic.gov.au/underquoting.Whentheestateagent 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

Thissection describesthe 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 $860,000 Property type House Suburb Frankston

Period: from 01 Sep 2025 to 31 Aug 2026 Source Cotality

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
73 Wangarra Road, Frankston Vic 3199	$755,000	27 June 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	3	1	1	112	671

Comparable property 2

Address	Sale price	Date of sale
39 Karingal Drive, Frankston Vic 3199	$688,888	18 May 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	3	1	2	133	603

Comparable property 3

Address	Sale price	Date of sale
10 Regent Court, Frankston Vic 3199	$1,015,000	23 May 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	3	1	2	109	587

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]

N/A

Sale outcome

Thesale price of theproperty 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	$686,190
Unconditional sale date	12/10/2026