Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 10/09/2026

Property offered for sale

Address
Including suburb and postcode: 3/10 Narong Road, Caulfield North VIC 3161

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)
Apartment	2	2	1	'N/A - pre-commencement PPS property, data not available'	'N/A - pre-commencement PPS property, data not available'

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 $ 680,000 & $ 720,000

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 $

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 $ 650,000 Property type *Unit* Suburb Caulfield North

Period: from 10/03/2026 to 09/09/2026 Source pdol

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
1/10 Khartoum St, Caulfield North Vic	$685,000	15/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	1	NA	NA

Comparable property 2

Address	Sale price	Date of sale
4/27 Malvern Grove, Caulfield North	$720,000	18/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	3	2	1	NA	NA

Comparable property 3

Address	Sale price	Date of sale
NA	NA	NA

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
NA	NA	NA	NA	NA	NA

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*]

There have been limited recent sales within the local area that provide a direct comparison to 3/10 Narong Road. The property is a unique offering, combining two bedrooms and two bathrooms with generous apartment proportions, a high level of renovation and a private west-facing outdoor area.

While two comparable sales have been identified and considered in determining the estimated selling price, there have not been three recent properties sold with a sufficiently similar combination of accommodation, size, condition and overall offering. Accordingly, fewer than three comparable sales have been included.

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	_____/_____/_____