Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 1/30 Camperdown Avenue, Sunshine North Vic 3020

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	2	1	1	91	200

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 $485,000 & $530,000

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.

Seller's reserve price $515,000

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 $730,000 | Property type Townhouse | Suburb Sunshine North

Period: from 30/09/2025 to 29/09/2026 | Source Property Data

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.

Comparable property 1

Address	1/36 Kiparra Cl ST ALBANS 3021		
Sale price	$543,000	Date of sale	13/05/2026

Key features

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

Comparable property 2

Address	2/3 Nadur Ct ST ALBANS 3021		
Sale price	$530,000	Date of sale	06/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	1	N/A	265

Comparable property 3

Address	3/31 Austin St ST ALBANS 3021		
Sale price	$480,000	Date of sale	24/04/2026

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	N/A	159

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:

N/A

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	$530,000	Unconditional sale date	26/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c239d8894738195c101de4ec54552de4

1/30 Camperdown Avenue, Sunshine North Vic 3020



2 1 1

Property Type: Townhouse (Single)
Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median Townhouse Price
30/09/2025 - 29/09/2026: $730,000

Comparable Properties

1/36 Kiparra Cl ST ALBANS 3021 (REI)

2 1 1

Price: $543,000
Method:
Date: 13/05/2026
Property Type: Townhouse (Single)

Agent Comments

An older Street frontage development, however a significantly larger parcel of land. Unlikely to have attracted owners corporation fees



2/3 Nadur Ct ST ALBANS 3021 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 06/08/2026
Property Type: House
Land Size: 265 sqm approx

Agent Comments

Also street frontage, a little older development but renovated with a larger land size. Unlikely to have attracted owners corporation fees



3/31 Austin St ST ALBANS 3021 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 24/04/2026
Property Type: Unit
Land Size: 159 sqm approx

Agent Comments

A similarly aged townhouse at the rear of a block with no garage however likely to also have attracted Owners Corporation Fees.

Account - Jas Stephens - Yarraville | P: 03 93169000

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