Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 16 Atrani Avenue, Berwick, Vic 3806

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	5	3	2	343	434

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: $1,150,000 & $1,249,500

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: $915,000 Property type: House Suburb: Berwick

Period: from 01/11/2025 to 31/10/2026 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
12 Carambola Place, Berwick, VIC 3806	$1,180,000	28/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	5	3	2	304	473

Comparable property 2

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

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*]

For the purposes of this PPS statement, one property has been identified as providing a sufficiently relevant direct comparable reference. While the available direct comparable evidence is limited, the identified property provides a useful point of reference when considering prevailing market conditions, purchaser behaviour and the relationship between property characteristics and market performance.

The subject property, 16 Atrani Avenue, Berwick, is a modern residential dwelling located

within the Minta Estate precinct. The property comprises an allotment of approximately 434m^2 and a reported building area of approximately 343m^2, with the dwelling understood to have been constructed in 2024. Its accommodation comprises five bedrooms, three bathrooms, two car spaces and multiple living areas.

The property's accommodation and floorplan represent relevant considerations in assessing its overall market position. In particular, the reported provision of two master bedroom suites across separate levels, together with additional bedrooms and multiple living areas, provides a degree of flexibility for differing household requirements. This configuration may appeal to purchasers seeking additional accommodation capacity, separation of living spaces or provision for extended family arrangements.

Other reported features include a kitchen incorporating stone benchtops and a butler's pantry, heating and cooling, a covered outdoor entertaining area, an upstairs balcony and landscaped external areas. These improvements and amenities contribute to the property's overall residential functionality and form part of the attributes considered in assessing its presentation, utility and potential purchaser appeal.

The subject property's relatively substantial building area, bedroom accommodation and internal configuration should be considered in conjunction with its land component, location, construction, condition and overall utility. The relationship between the land and improvements is an important consideration, particularly when comparing the property with other dwellings that may offer different proportions of land area, building accommodation or functional layout.

The identified comparable has been considered as a relevant market reference rather than a direct equivalent to the subject property. Appropriate regard has been given to the respective properties' similarities and differences, including location, land area, building area, accommodation, configuration, age, condition, presentation, improvements and overall functionality. These differences have been considered in determining the relevance and relative weight to be afforded to the available evidence.

The limited number of directly comparable properties reflects the specific combination of characteristics exhibited by the subject property and the availability of sufficiently similar transactions within the relevant market. Accordingly, the assessment has not relied solely upon the identified comparable. Other relevant sales and current listings have also been considered where they provide additional information regarding market conditions, competing stock and purchaser expectations, recognising that these properties may differ in their degree of comparability.

In forming the assessment, consideration has been given to the subject property's individual characteristics and the contribution of its land and improvements to its overall market position. Particular regard has been given to its accommodation capacity, building proportions, floorplan configuration and associated improvements, with appropriate consideration of the differences between the subject property and the available market

evidence. On this basis, the assessment represents a considered market-based opinion informed by the available evidence, relevant property characteristics and prevailing market conditions as at the applicable assessment date. The limitations of the directly comparable evidence have been recognised, and appropriate professional judgement has been exercised in considering the relative relevance and weight of the available information.

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	_____/_____/_____