Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 29/10/2026

Property offered for sale

Address
Including suburb and postcode: 86 Sabel Drive, Cranbourne North, Vic 3977

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	2	2	108.66	234

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: $610,000 & $660,000

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: 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: $747,500 Property type: House Suburb: Cranbourne North

Period: from 01/07/2026 to 30/09/2026 Source: PropTrack

For more information visit consumer.vic.gov.au/underquoting

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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
22 Wilkiea Crescent, Cranbourne North, VIC 3977	$629,000	19/10/2026

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	2	2	109	263

Comparable property 2

Address	Sale price	Date of sale
3 Tilia Drive, Cranbourne North, VIC 3977	$620,000	29/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	107	255

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*]

The estate agent reasonably believes that fewer than three comparable properties were sold within a two-kilometre radius of the property in the last six months that satisfy the applicable comparable property criteria.

However, after conducting a review of available sales data within the area, the following recent property sales are provided as useful supporting evidence to assist in determining the estimated selling price:

* 7 Tranquil Lane, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 2 Car | $700,

* 143C Wheelers Park Drive, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 2 Car | $685,000

* 5 Autumn Fields Drive, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 2 Car | $690,000

* 13 Renlik Circuit, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 2 Car | $606,000

* 63 Gledhill Street, Narre Warren South VIC 3805 | 3 Bed, 2 Bath, 2 Car | $650,000

* 12 Raydale Avenue, Narre Warren South VIC 3805 | 3 Bed, 2 Bath, 2 Car | $645,000

* 8 Dalziell Crescent, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 1 Car | $672,000

* 10 Anfield Road, Clyde North VIC 3978 | 4 Bed, 2 Bath, 2 Car | $677,000

* 5/175 Rosebank Drive, Cranbourne North VIC 3977 | 3 Bed, 1 Bath, 2 Car | $610,000

* 82 Sabel Drive, Cranbourne North VIC 3977 | 3 Bed, 2 Bath, 2 Car | $650,000

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	_____/_____/_____