

Property Price Statement

Multiple residential properties of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 7 / 10 / 2026

Units offered for sale

Address
Including suburb and
postcode 40 Cousins Street, Strathdale VIC 3550

Key features of the properties

Unit type or class	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
Vacant Land	N/A	N/A	N/A	N/A	371 - 755

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1 Brewdley Lane, Strathdale	\$*	or range between	\$575,000	&	\$605,000
Lot 2 Brewdley Lane, Strathdale	\$*	or range between	\$575,000	&	\$605,000
Lot 4 Brewdley Lane, Strathdale	\$*	or range between	\$570,000	&	\$595,000
Lot 5 Brewdley Lane, Strathdale	\$*	or range between	\$415,000	&	\$440,000
Lot 6 Brewdley Lane, Strathdale	\$*	or range between	\$420,000	&	\$450,000
Lot 7 Brewdley Lane, Strathdale	\$*	or range between	\$415,000	&	\$440,000
Lot 12 Dante Grove, Strathdale	\$*	or range between	\$545,000	&	\$575,000
Lot 13 Dante Grove, Strathdale	\$*	or range between	\$560,000	&	\$595,000
Lot 14 Dante Grove, Strathdale	\$*	or range between	\$545,000	&	\$575,000

Lot 15 Dante Grove, Strathdale	\$*	or range between	\$530,000	&	\$560,000
Lot 16 Dante Grove, Strathdale	\$*	or range between	\$530,000	&	\$560,000
Lot 17 Dante Grove, Strathdale	\$*	or range between	\$420,000	&	\$450,000

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$440,000	Suburb	Strathdale
Period - From	Oct 2026	To	Sept 2026
Source	Pricefinder		

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold **within five kilometres** of the property for sale **in the last 18 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
31 NABILLA CRS, STRATHDALE	\$440,000	20/3/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Vacant Land	N/A	N/A	N/A	N/A	746

Comparable property 2

Address	Sale price	Date of sale
11 PENDLEBURY CT, SPRING GULLY	\$405,000	30/7/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Vacant Land	N/A	N/A	N/A	N/A	937

Comparable property 3

Address	Sale price	Date of sale
189 ARNOLD ST, NORTH BENDIGO	\$499,000	31/7/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Vacant Land	N/A	N/A	N/A	N/A	469

Reason there are fewer than three comparable properties for a unit type or class
☐

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]

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address			
Sale price	\$ _____	Unconditional sale date	____/____/____

[Add or delete rows as required]