Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 08/10/2026

Property offered for sale

Address
Including suburb and postcode: 167 Carrick Drive, Gladstone Park Vic 3043

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	155	534

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 $640,000 & $670,000

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

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 $815,000 | Property type House | Suburb Gladstone Park

Period: from 08/10/2025 to 07/10/2026 | 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	10 Leura Ct GLADSTONE PARK 3043		
Sale price	$720,000	Date of sale	25/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	554

Comparable property 2

Address	5 Chisholm Cl GLADSTONE PARK 3043		
Sale price	$729,000	Date of sale	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	547

Comparable property 3

Address	14 Wolverton Dr GLADSTONE PARK 3043		
Sale price	$760,000	Date of sale	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	655

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 | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c195a532a1240e581b1300f8eda113cb

167 Carrick Drive, Gladstone Park Vic 3043



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx

Indicative Selling Price
$640,000 - $670,000
Median House Price
08/10/2025 - 07/10/2026: $815,000

Agent Comments

Land Size and Internal floor space are approximate and stated in square meters. Land Size in sourced from propertydata.com.au. Internal floor space is measured by Highlyte Photography. Floor plans and room dimensions are approximate/illustrative only. Purchasers should independently verify all measurements.

Comparable Properties



10 Leura Ct GLADSTONE PARK 3043 (REI)

3 1 2

Price: $720,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments



5 Chisholm Cl GLADSTONE PARK 3043 (REI)

3 1 1

Price: $729,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments



14 Wolverton Dr GLADSTONE PARK 3043 (REI)

3 1 2

Price: $760,000
Method: Auction Sale
Date: 18/07/2026
Rooms: 5
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

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