

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

17/10/2026

### Property offered for sale

Address  
Including suburb and  
postcode

13 Aleppo Cres, Frankston North, Vic 3200

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 3             | 1              | 1               | 94                                        | 611                                  |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://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

\$670,000

&

\$699,000

### 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](http://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

\$700,000

Property type

House

Suburb

Frankston North

Period: from

01/10/2025

to

30/09/2026

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 |
|-------------------------------------------------|------------|--------------|
| 82 Rosemary Crescent, Frankston North, VIC 3200 | \$695,000  | 27/07/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 3             | 2              | 2               | 99                                        | 604                                  |

### 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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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]

I have reviewed the available property sales within 2 kilometres of the subject property that have sold within the preceding 6 months.

At this time the only property that is comparable to the subject property under the 6-month period time frame, is 82 Rosemary Crescent, which is consistent with the price range displayed, outlining a reasonable price guide for buyers that prefer to purchase concrete homes.

Although this property attains an additional bathroom and is superior to the subject property regarding presentation, the land size is larger, however the internal size of the comparable is 6m<sup>2</sup> larger than the subjects.

Both homes are concrete homes with concrete stumps and hard wood floors. I have reviewed Realestate.com and just sold homes in Frankston North at this time, in saying that there are not many homes that have sold within the subject property's price range nor 5% higher.

Having considered the available sales against the legislative requirements for comparable properties, including their standard and condition, location, date of sale, age, build and renovation status, neighbourhood characteristics, school zoning and other relevant property features, I reasonably believe that there are fewer than three sales that meet the legislative requirements to be considered sufficiently comparable to the subject property.

Mark has tried to speak with the vendor regarding a price amendment due to the price being too high and there being fewer than 3 comparables, the vendor has not agreed to a price amendment as of yet.

## 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 | ____/____/____ |