Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/11/2026

Property offered for sale

Address
Including suburb and postcode: 15a Dagonet Street, Strathmore Vic 3041

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	4	3	2	35	348

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 $1,375,000 & $1,450,000

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 $1,550,000 | Property type House | Suburb Strathmore

Period: from 09/11/2025 to 08/11/2026 | 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	21 Balmoral Av STRATHMORE 3041		
Sale price	$1,355,000	Date of sale	01/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	3	3	N/A	247

Comparable property 2

Address	28 Quintus Av STRATHMORE 3041		
Sale price	$1,450,000	Date of sale	17/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
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:

There were fewer than 3 comparable property sales within the prescribed period and location due to limited recent sales activity.

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.

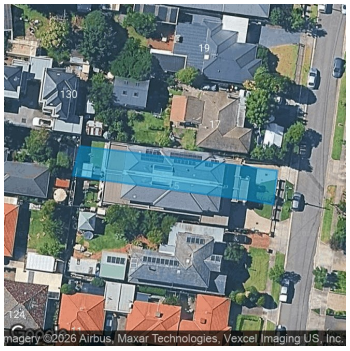
Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
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15a Dagonet Street, Strathmore Vic 3041

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4 3 2

Property Type: House
Land Size: 348 sqm approx

Indicative Selling Price
$1,375,000 - $1,450,000
Median House Price
09/11/2025 - 08/11/2026: $1,550,000

Agent Comments

Built 2019, premium finishes, massive side by side home, refrigerated cooling and ducted heating, tiles downstairs and floorboards and carpet upstairs, solar panels, long gated driveway

Comparable Properties



21 Balmoral Av STRATHMORE 3041 (REI)

4 3 3

Price: $1,355,000
Method: Private Sale
Date: 01/10/2026
Property Type: Townhouse (Single)
Land Size: 247 sqm approx

Agent Comments

Comparable 4-bedroom, 3-bathroom property in the same suburb, sold for $1,355,000 in October 2026, with 3 car spaces.



28 Quintus Av STRATHMORE 3041 (REI)

4 2 2

Price: $1,450,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)

Agent Comments

Comparable 4-bedroom home in Strathmore, sold for $1,450,000 in July 2026, providing a recent price comparison.

There were fewer than 3 comparable property sales within the prescribed period and location due to limited recent sales activity.

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