Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 15/10/2026

## Property offered for sale

Address
Including suburb and postcode: 20 Dalyston-Glen Forbes Road, Dalyston, Vic 3992

## 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 | 3 | 116 | 711 |

## 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: $600,000 & $650,000

## 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: $563,000 Property type: House Suburb: Dalyston

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 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 |
|---|---|---|
| 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 |

**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 $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| 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 $m^2$) | 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*]

No directly comparable properties have been identified for the purposes of the PPS statement, reflecting the subject property's distinctive and exclusive market position. The property presents a unique combination of attributes, including its location, land holding, improvements, configuration, accommodation, presentation and overall utility. The combination of these characteristics differentiates the subject property from the broader market, with few available properties offering a sufficiently comparable profile to support a reliable like-for-like assessment.

This limited availability of directly comparable properties is an important consideration in interpreting the available market evidence and assessing the subject property's position within its relevant market segment. While individual properties may exhibit certain similarities, differences in location, land size,
quality and extent of improvements, condition, accommodation, configuration, access, development potential, zoning and overall utility may materially influence purchaser appeal and market value. In the context of a property of this nature, such distinctions are particularly relevant, as the collective attributes and overall offering may not be readily replicated by alternative properties. Accordingly, properties sharing only selected characteristics have not been regarded as direct substitutes, but rather as supplementary indicators of market context where appropriate.
The assessment has been undertaken with regard to the broader body of available market evidence, rather than relying upon any single transaction or isolated market indicator. Relevant sales and listings have been considered having regard to their relative similarity, market positioning and the extent to which differences may influence their applicability to the subject property. Particular consideration has been given to the subject property's land holding, location, improvements, accommodation, configuration, presentation and overall utility, recognising that these attributes operate collectively to establish its market appeal and relative standing.
Accordingly, the adopted assessment reflects a considered interpretation of the available market evidence, informed by the subject property's individual characteristics and distinctive market positioning. The limited availability of directly comparable evidence has been acknowledged, with the assessment placing appropriate weight on the relevance and limitations of the available indicators. The resulting opinion represents a reasoned, market-based assessment that recognises the property's exclusive characteristics without relying on unsupported assumptions of uniqueness or value premium, and provides a substantiated basis for its assessed market position for the purposes of the PPS statement.

### 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 | _____/_____/_____ |