Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared **20/11/26**

Property offered for sale

Address
Including suburb and postcode: 208/82 Bulla Road, Strathmore Victoria 3041

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)
Apartment	2	2	1	58m2	

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.

Range between $500,000 & $550,000

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 $825,000 Property type *Unit* Suburb Strathmore

Period: from 01/07/2026 to 30/09/2026 Source REIV propertydata.com.au/RPData/Core Logic

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
107/80 Bulla Road, Strathmore	$585,000	14/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	2	1	78m2	

Comparable property 2

Address	Sale price	Date of sale
201/82 Bulla Road, Strathmore	$455,000	23/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	2	1	59m2	

Comparable property 3

Address	Sale price	Date of sale

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)

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*]

Having reviewed the available comparable sales data, we are not satisfied that the comparable sales provide a sufficiently reliable comparison, given the particular characteristics of the property. Accordingly, we are unable to provide three comparable sales that we consider sufficiently relevant for this property.

For more information visit consumer.vic.gov.au/underquoting

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