Property Price Statement

# Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

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

**Date prepared** 25/11/2026

## Units offered for sale

Address
Including suburb and postcode: 2/5 Erica Court Bellfield 3081

## Key features of the properties

| | |
|---|---|
| Unit type or class | Townhouse |
| # of bedrooms | 3 |
| # of bathrooms | 3 |
| # of car spaces (+/- 1) | 1 |
| Internal floor space (in m2) (may be a range) | 103.15 |
| Total land size (in m2) (may be a range) | 131.14 |

## Indicative selling prices

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.

| Unit type or class | Single price | | Lower price | | Higher price |
|---|---|---|---|---|---|
| Townhouse | | or range between | $850,000 | & | $935,000 |

## 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.

Unit address: 2/5 Erica Court Bellfield 3081 Seller's reserve price: N/A

## Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $786,000 Suburb: Bellfield

Period - From: 25/11/2025 To: 24/11/2026 Source: Property Data

## Comparable property sales

These are the three most comparable properties to the unit type or class 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 | Sale price | Date of sale |
|---|---|---|
| 6/3 Skeffington St BELLFIELD 3081 | $820,000 | 11/11/2026 |

Key features

| | |
|---|---|
| Building Type | Townhouse (Single) |
| # of bedrooms | 3 |
| # of bathrooms | 2 |
| # of car spaces | 2 |
| Internal floor space (in m2) | 130 |
| Total land size (in m2) | 224 |

### Comparable property 2

| Address | Sale price | Date of sale |
|---|---|---|
| 1/65 Oriel Rd IVANHOE 3079 | $845,000 | 30/07/2026 |

Key features

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

### Comparable property 3

| Address | Sale price | Date of sale |
|---|---|---|
| 3/41 Morotai Pde HEIDELBERG WEST 3081 | $871,000 | 07/07/2026 |

Key features

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

## Reason there are fewer than three comparable properties for a unit type or class

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 each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

| Unit address | 2/5 Erica Court Bellfield 3081 | Sale price | | Unconditional sale date | |
|---|---|---|---|---|---|

Property Price Statement

# Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

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

**Date prepared** 25/11/2026

## Units offered for sale

Address
Including suburb and postcode: 5/5 Erica Court Bellfield 3081

## Key features of the properties

| | |
|---|---|
| Unit type or class | Townhouse |
| # of bedrooms | 4 |
| # of bathrooms | 3 |
| # of car spaces (+/- 1) | 1 |
| Internal floor space (in m2) (may be a range) | 108.26 |
| Total land size (in m2) (may be a range) | 146.12 |

## Indicative selling prices

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.

| Unit type or class | Single price | | Lower price | | Higher price |
|---|---|---|---|---|---|
| Townhouse | | or range between | $925,000 | & | $1,000,000 |

## 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.

Unit address: 5/5 Erica Court Bellfield 3081 Seller's reserve price: N/A

## Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $786,000 Suburb: Bellfield

Period - From: 25/11/2025 To: 24/11/2026 Source: Property Data

## Comparable property sales

These are the three most comparable properties to the unit type or class 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 | Sale price | Date of sale |
|---|---|---|
| 3/31 Haig St HEIDELBERG HEIGHTS 3081 | $1,000,000 | 09/09/2026 |

Key features

| | |
|---|---|
| Building Type | Townhouse (Res) |
| # of bedrooms | 4 |
| # of bathrooms | 3 |
| # of car spaces | 2 |
| Internal floor space (in m2) | N/A |
| Total land size (in m2) | N/A |

### Comparable property 2

| Address | Sale price | Date of sale |
|---|---|---|
| 1/7 Poplar Cr BELLFIELD 3081 | $995,000 | 30/06/2026 |

Key features

| | |
|---|---|
| Building Type | Townhouse (Res) |
| # of bedrooms | 4 |
| # of bathrooms | 3 |
| # of car spaces | 1 |
| Internal floor space (in m2) | N/A |
| Total land size (in m2) | 263 |

### Comparable property 3

| Address | Sale price | Date of sale |
|---|---|---|
| 1/12 Lancewood Av HEIDELBERG 3084 | $915,000 | 21/08/2026 |

Key features

| | |
|---|---|
| Building Type | Townhouse |
| # of bedrooms | 4 |
| # of bathrooms | 3 |
| # of car spaces | 2 |
| Internal floor space (in m2) | 147 |
| Total land size (in m2) | 240 |

## Reason there are fewer than three comparable properties for a unit type or class

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 each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

| Unit address | 5/5 Erica Court Bellfield 3081 | Sale price | | Unconditional sale date | |
|---|---|---|---|---|---|