

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01/10/2026

Property offered for sale

Address
Including suburb and
postcode 2 Bligh Street, Melton South, Vic 3338

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	5	2	2	150m2 internal floor size approx.	577

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

&

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

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

Property type

Suburb

Period: from

to

Source



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
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]

2 Bligh Street presents a particularly unique property due to the fact that it comprises **two separate dwellings situated on the one title**. The property consists of a **three-bedroom, one-bathroom main residence**, together with a **second smaller two-bedroom, one-bathroom dwelling**. This configuration provides a total of five bedrooms and two bathrooms across two separate residences, which is quite different from the typical five-bedroom properties within the surrounding market.

A detailed search has been undertaken of properties sold **within approximately 2 kilometres of 2**

Bligh Street over the past six months, with consideration given to properties offering similar accommodation, land size and overall configuration. Despite this extensive search, **no directly comparable property has been identified that has sold during this period**. The unique multiple-dwelling configuration makes it difficult to draw a direct comparison against conventional residential sales.

The **577m² landholding** has also been carefully taken into consideration when assessing the property. While there are a number of larger five-bedroom homes within the surrounding area, these properties are generally situated on **landholdings of 700m² or greater** and comprise a **single dwelling**, rather than two separate residences on the one title. Consequently, directly comparing the property with larger single-dwelling five-bedroom homes would not provide an accurate like-for-like comparison.

Given the lack of directly comparable sales, the assessment has therefore taken into account the property's **577m² land size, two-dwelling configuration, total accommodation, individual dwelling sizes, location and the broader surrounding market evidence**. Greater emphasis has been placed on understanding the property's unique attributes and how they differ from conventional residential stock when forming an opinion of value.

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	____ / ____ / ____