

# Property Price Statement

## Single residential property located outside 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

38 Park Road, Mount Martha, Vic 3934

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 3             | 2              | 2               | 225                                       | 964                                  |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://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

\$1,700,000

&

\$1,850,000

### 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](http://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

\$1,270,000

Property type

House

Suburb

Mount Martha

Period: from

01/07/2026

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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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]

\* Upper-end comparable sales: Superior properties in the area have generally achieved approximately \$2.0M–\$2.2M, typically reflecting larger land, higher-quality renovations and/or superior locations.  
\* Lower-end comparable sales: Properties at the lower end have generally sold around \$1.2M–\$1.35M, but these are considered less comparable due to differences in condition, presentation and location.  
\* Property condition: 38 Park Road has been newly renovated, giving it a clear advantage over many of the lower-priced comparable sales.  
\* Location: The property also enjoys a better location, which supports a premium over the lower-end sales evidence.  
\* Price assessment: Taking the available comparable sales into consideration, we consider a reasonable current price range for 38 Park Road, Mount Marthato be approximately \$1.65M–\$1.75M

## 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 | ____ / ____ / ____ |