

# 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

183 Honour Avenue, Clyde North, Vic 3978

### 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         | 4             | 2              | 2               | 212                                       | 512                                  |

### 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

\$1,000,000

&

\$1,050,000

### 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

\$752,932

Property type

House

Suburb

Clyde North

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 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 <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]

There is a lack of recent sales data for properties with comparable scale and finish within the immediate area. To determine the estimated selling price, we had to expand our search parameters and consider the following three most relevant sales, noting their variations from the subject property:

**5 Luxembourg Avenue, Clyde North** | 4 Bed | 2 Bath | 2 Car | Land: 374m<sup>2</sup> | Internal: 165m<sup>2</sup> Sold: 07 September 2026 for \$913,000 Proximity: Located within a 2km radius of the subject property.

Note: Sold within the 6-month timeframe and 2km radius, but sits on a significantly smaller land footprint (374m<sup>2</sup> vs 512m<sup>2</sup>) and internal build footprint (165m<sup>2</sup>). 183 Honour Avenue commands a strong premium due to its expansive 512m<sup>2</sup> allotment, brand-new display condition (high ceilings, butler's pantry, Artusi appliances, CCTV/alarm), and a commercial 7.5% leaseback yield guaranteed until late 2027.

**6 Fiorin Street, Clyde North** | 4 Bed | 2 Bath | 2 Car | Land: 448m<sup>2</sup> | Internal: 196m<sup>2</sup> Sold: 26 February 2026 for \$905,000 Proximity: Located outside the 2km radius of the subject property.

Note: This transaction involved a display home on a smaller block (448m<sup>2</sup> vs 512m<sup>2</sup>) and occurred outside the 2km radius and standard 6-month window. 183 Honour Avenue offers superior current market value with its larger land scale, brand-new presentation, and active 7.5% leaseback agreement guaranteed

**143 Yeungroon Boulevard, Clyde North** | 4 Bed | 3 Bath | 2 Car | Land: 448m<sup>2</sup> Sold: 05 February 2026 for \$890,000 Proximity: Located outside the 2km radius of the subject property.

Note: Sold outside the 2km radius and beyond the standard 6-month window. While featuring an extra bathroom, it occupies a smaller allotment (448m<sup>2</sup> vs 512m<sup>2</sup>) and represents a standard residential sale without the luxury display-home inclusions, butler's pantry, or guaranteed 7.5% commercial leaseback yield offered by 183 Honour Avenue.

## 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 | ____/____/____ |