

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

185 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 ²)	Total land size (in m ²)
HOUSE	3	2	2	150	448

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

\$900,000

&

\$950,000

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.

[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 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]

Due to a lack of recent sales for properties with comparable scale and finish in the immediate area, search parameters were expanded to determine the estimated selling price for 185 Honour Avenue. The most relevant comparable sales and their variations are outlined below.

Subject Property Advantage (185 Honour Avenue): Features a single-level luxury display layout on a larger 448m² block, complete with premium inclusions (high ceilings, double-glazed windows, Artusi appliances, CCTV/alarm, integrated speakers, artificial grass) and a guaranteed 7.5% leaseback agreement through late 2027.

1. **5 Luxembourg Avenue, Clyde North** | 4 Bed, 2 Bath, 2 Car | Land: 374m², Int: 165m² | Sold: 07 Sep 2026 for \$913,000

Located within the 2km radius and 6-month window, but features a standard layout with a smaller land and internal footprint. 185 Honour Avenue commands a higher valuation due to its brand-new display condition, premium inclusions, larger block, and lucrative leaseback yield.

2. **6 Fiorin Street, Clyde North** | 4 Bed, 2 Bath, 2 Car | Land: 448m², Int: 196m² | Sold: 26 Feb 2026 for \$905,000

Located outside the 2km radius and beyond the standard 6-month timeframe. Although it is also a display home on an identical 448m² block, 185 Honour Avenue offers superior current market value with its brand-new presentation and active leaseback agreement.

3. **143 Yeungroon Boulevard, Clyde North** | 4 Bed, 3 Bath, 2 Car | Land: 448m² | Sold: 05 Feb 2026 for \$890,000

Sold outside both the 2km radius and 6-month window. While offering an extra bathroom on a matching 448m² block, it represents a standard residential sale lacking the luxury display-home inclusions and guaranteed commercial leaseback of the subject property.

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	____/____/____