

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 187 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	4	2	2	273	447

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

\$1,050,000

&

\$1,100,000

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]

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, search parameters were expanded to consider the following most relevant sales, noting their variations from the subject property:

187 Honour Avenue (Subject): Luxury double-storey display home on a 447m² block. Features high-end inclusions and a 7.5% leaseback guaranteed until late 2027, adding commercial yield not present in standard occupied transactions.

36 Guling Rise | 4 Bed, 2 Bath, 2 Car | Land: 448m² | Sold: 12 Jun 2026 for \$1,100,000 Sold within 6 months and 2km. Features a double-storey layout on an identical block. 187 Honour Ave adds luxury display inclusions and commercial yield value not present in this sale.

19 Balcarra St | 5 Bed, 3 Bath, 2 Car | Land: 350m² | Sold: 16 Feb 2026 for \$1,012,500 Located within 2km but sold beyond 6 months. Offers an extra bed and bath, but on a smaller block. 187 Honour Ave commands higher value due to its larger land footprint and leaseback.

10 Sandalwood Cres | 4 Bed, 3 Bath, 2 Car | Land: 350m² | Sold: 16 Jun 2026 for \$990,000 Sold within 6 months and 2km. A standard occupied transaction on a smaller block. 187 Honour Ave offers brand-new display presentation and a 7.5% leaseback return until late 2027.

26 Swallowtail Ave | 4 Bed, 2 Bath, 2 Car | Land: 448m² | Sold: 27 Mar 2026 for \$975,000
Within 2km but outside 6 months. A single-storey established residence on a matching block. 187 Honour Ave offers superior double-storey scale, upgrades, and a 7.5% commercial yield.

3 Fiorin St | 4 Bed, 2 Bath, 2 Car | Land: 350m² | Sold: 06 Sep 2026 for \$955,000 Sold within 6 months, but outside the 2km radius. A display on a smaller allotment. 187 Honour Ave provides superior double-storey scale on a larger block, premium inclusions, and a leaseback.

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	____/____/____