Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 20/10/2026

Property offered for sale

Address
Including suburb and postcode: 115 Billy Buttons Drive, Narre Warren, Vic 3805

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	3	N/A	275

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: $630,000 & $690,000

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: $768,500 Property type: House Suburb: Narre Warren

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 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
29 Franleigh Drive, Narre Warren, VIC 3805	$645,000	30/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	1	1	N/A	269

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*]

An extensive review of local market data within a 2-kilometre radius over the preceding 6 months indicates that there are fewer than three comparable properties sold that accurately mirror the attributes and market positioning of 115 Billy Buttons Drive, Narre Warren. The absence of direct comparables is primarily driven by a structural discrepancy in accommodation and finish quality across recent localized sales. While nearby sales within the standard timeframe predominantly comprise single-bathroom homes on larger, traditional allotments with higher maintenance requirements, 115 Billy Buttons Drive offers a highly sought-after dual-bathroom configuration, superior modern fittings, and a turn-key quality of presentation that requires zero immediate capital expenditure. Although larger land holdings in the immediate pocket command intrinsic land value, the subject property offsets a more compact, low-maintenance allotment with

superior indoor utility and upgraded fixtures. Consequently, as recent sales within 2km are either functionally inferior regarding bathroom count and quality or substantially different in land size, none represent a true direct equivalent. Pursuant to section 47AF of the Estate Agents Act 1980, the estate agent reasonably believes that fewer than three comparable properties were sold within a two-kilometre radius of the property in the preceding six months, with the indicative selling price of $630,000 to $690,000 established using broader suburb dynamics, construction standards, and buyer demand for modernized dual-bathroom living

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	28/10/2026
Unconditional sale date	647,500.00