Property Price Statement

Singleresidential 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: 24 Bellavista Cres, Clayton South, Vic 3169

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	6	N/A	561

Indicative selling price

Forthe 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 $1,050,000

or

Range between _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Forthe meaning of ***seller's reserve price***, see consumer.vic.gov.au/underquoting.Whentheestateagent 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 $1,050,000

Median sale price

This section describesthe 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 $982,500 Property type House Suburb Clayton South

Period: from 01/10/2025 to 30/09/2026 Source PropTrack

For more information visit
consumer.vic.gov.au/underquoting

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***]

The reason I don't have any comparables is because of not having similar properties that have been sold in the past 6 months within 2 km radius. The 2 properties which I did not use are:
1.28 Murchison Crescent Clayton South: Althoughts it is 4 bed 2 bathroom brick room it only has partially bathroom renovated and rest of the home is not renovated
2.13 Bertha Street Springvale: It has fully renovated just like this property but it has slightly bigger in land size on a rectangular block where as our is an odd shape block also its walking distance to primary school and its a different suburb

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	$1,020,000
Unconditional sale date	31/10/2026