

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

05/10/2026

Property offered for sale

Address
Including suburb and postcode

1/52 The Boulevard, Malvern East Vic 3145

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Front Townhouse	3	3	2	170	293

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

&

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.

Seller's reserve price

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

Property type

Suburb

Period: from

to

Source

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.

Comparable property 1

Address		41 Salisbury Rd ASHWOOD 3147			
Sale price		\$1,256,000	Date of sale		26/09/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	2	N/A	330

Comparable property 2

Address		2/10 Capon St MALVERN EAST 3145			
Sale price		\$1,200,000	Date of sale		13/06/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	2	N/A	158

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
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:

1/52 The Boulevard is a unique three-bedroom townhouse, offering a level of accommodation and overall size more comparable to a typical four-bedroom townhouse. Due to its substantial floorplan and configuration, there are limited genuinely comparable three-bedroom properties available. The most comparable sale is 2/52 The Boulevard, which sold for \$1,330,000 and is located within the same development. However, it included an additional study that was classified as a bedroom on the floorplan, making it a four-bedroom property. This highlights the limited availability of directly comp

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

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=58053cf926da72a33bad5ae6af76e67f>



3
 3
 2

Property Type: Townhouse

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

Year ending June 2026: \$649,500

Comparable Properties



41 Salisbury Rd ASHWOOD 3147 (REI)

Agent Comments

3
 2
 2

Price: \$1,256,000

Method: Auction Sale

Date: 26/09/2026

Property Type: Townhouse (Res)

Land Size: 330 sqm approx



2/10 Capon St MALVERN EAST 3145 (REI)

Agent Comments

3
 2
 2

Price: \$1,200,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

1/52 The Boulevard is a unique three-bedroom townhouse, offering a level of accommodation and overall size more comparable to a typical four-bedroom townhouse. Due to its substantial floorplan and configuration, there are limited genuinely comparable three-bedroom properties available. The most comparable sale is 2/52 The Boulevard, which sold for \$1,330,000 and is located within the same development. However, it included an additional study that was classified as a bedroom on the floorplan, making it a four-bedroom property. This highlights the limited availability of directly comp

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222