Property Price Statement

Singleresidential 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: 54 Pulchella Cres, Donnybrook, Vic 3064

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	3	2	196.50	400

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: $775,000

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: N/A

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: $660,750 Property type: House Suburb: Donnybrook

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***
34 Pulchella Cres, Donnybrook, VIC 3064	$765,000	25/04/2026

Key features

Building Type	***# of bedrooms***	***# of bathrooms***	***# of car spaces***	***Internal floor space (in m^2)***	***Total land size (in m^2)***
House	4	2		N/A	400

Comparable property 2

Address	***Sale price***	***Date of sale***
112 Pulchella Crescent, Donnybrook, VIC 3064	$820,000	24/04/2026

Key features

Building Type	***# of bedrooms***	***#of bathrooms***	***#of car spaces***	***Internal floor space (in m^2)***	***Total land size (in m^2)***
House	4	2	2	N/A	441

Comparable property 3

Address	***Sale price***	***Date of sale***
Lot 836 Donnybrook Rd, Donnybrook, VIC 3064	$771,080	06/07/2026

Key features

Building Type	***# of bedrooms***	***#of bathrooms***	***#of car spaces***	***Internal floor space (in m^2)***	***Total land size (in m^2)***
House	4	2	2	N/A	393

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***]

N/A

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	$775,000
Unconditional sale date	23/09/2026