Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 28 Annette Court, Endeavour Hills, Vic 3802

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
UNIT	3	2	2	130m2	144m2

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: $650,000 & $699,999

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: $637,500 Property type: Unit Suburb: Endeavour Hills

Period: from 01/08/2026 to 31/10/2026 Source: PropTrack

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

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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
1/1 Moffat Close, Endeavour Hills, VIC 3802	$685,000	08/10/2026

Key features

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

Comparable property 2

Address	Sale price	Date of sale
23/5 Piney Ridge, Endeavour Hills, VIC 3802	$701,500	25/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	3	2	2	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*]

In strict accordance with the Estate Agents Act 1980 and Consumer Affairs Victoria (CAV) guidelines, only two comparable properties have been provided for the Statement of Information at 28 Annette Court, Endeavour Hills, as a third qualifying property could not be legally identified within the mandated parameters. Under Victorian legislation, metropolitan comparable sales must be located within a two-kilometre radius and have transacted within the preceding six months. The subject property—a newly constructed, 2024-built, three-bedroom, two-bathroom townhouse—presents a scarce asset class within this localized pocket. This creates a unique comparative challenge in Endeavour Hills, a suburb predominantly developed between the 1970s and 1990s and characterized by older freestanding brick-veneer homes or dated villa units. CAV legislation explicitly dictates that comparables must be of a "similar standard or

condition," reflecting the subject's contemporary architectural style, building age, and lack of wear and tear. While other three-bedroom dwellings have sold within the two-kilometre radius over the past six months, they are almost exclusively older homes possessing fundamentally different buyer demographics and land-to-asset value ratios. To artificially incorporate a non-equivalent property simply to fulfill a three-property quota would be misleading to purchasers and actively breach CAV directives against misrepresentation. Because locating a third genuinely comparable property of this 2024 contemporary build quality would necessitate exceeding either the strict two-kilometre geographic boundary or the six-month timeframe—both of which constitute statutory violations—the agent has conducted an exhaustive search and reasonably determined that only two properties currently exist that satisfy all legislative criteria for true comparability.

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	_____/_____/_____