Property Price Statement – Instructions

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

This instruction sheet does not form part of this Property Price Statement and is not required to be included in the completed Property Price Statement for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Property Price Statement for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Property Price Statement. It can be used when **multiple units of a single unit type or class in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. This form only covers a single (i.e. the same) type or class of unit, not multiple types or classes.

The Director's determination of the Melbourne metropolitan area is available on the CAV website.

It is recommended that the address of the property being offered for sale be checked at https://www.land.vic.gov.au/property-and-parcel-search before being entered in this Property Price Statement.

Display and access to the Property Price Statement

This Property Price Statement must be:

- prominently displayed on any main advertisement for the property on an internet site, during the period the property is offered for sale, published by or on behalf of the agent or representative;
- displayed at any inspection for the property for sale; and
- provided to a prospective buyer within two business days of a request.

Indicative selling price

This form includes indicative selling price for multiple units that are a single (i.e. the same) type or class (for example, one-bedroom units in a high rise position), rather than an indicative selling price for each individual unit of that type or class.

An indicative selling price may be a single price or a range, where the difference between the upper and lower limit is not more than 10% of the value of the lower limit. These prices must be expressed as dollar amounts and not modified by words or symbols.

The indicative selling price must not be less than:

- the estimated selling price of the property;
- the price in any written offer that the agent or representative knows or could reasonably be expected to know that the seller has rejected because the price was too low; or
- any amount that the seller has advised the agent or representative that they will accept for the property, or any revision to that amount.

If expressed as a range, the lower limit of the range must not be less than the estimated selling price.

Updating the seller's reserve price where property is to be sold by auction or fixed-date sale

If the property is to be sold by auction or fixed-date sale, the agent or representative must request the seller's reserve price for the property. If the agent or representative has received the reserve price, it must be included in this Property Price Statement. This may occur after the Property Price Statement is first published.

The seller's reserve price must also be included in any advertisement for the sale of the property at least 7 days before an auction or fixed date sale. An auction or fixed date sale must not occur if the seller's reserve is not published for the period of 7 days immediately before the day of the auction or fixed-date sale.

Updating the property sale price

Within 7 days after the unconditional sale of the property, the agent or agent's representative must:

- amend the Property Price Statement to include the sale price of the property;
- publish this Property Price Statement on an internet site; and
- make it available to access by any person on that internet site for at least 18 months after the unconditional sale.

The sale price must be included unless the Director of Consumer Affairs Victoria has granted an exemption or an exemption application is yet to be determined.

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	11/11/2026

Units offered for sale

Address Including suburb and postcode	2&4/9 ST JOHNS COURT, RESERVOIR, VIC 3073

Key features of the properties

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m²) (may be a range)**	**Total land size (in m²) (may be a range)**
4 Bedroom Town House Unit 2	**4**	**3**	**2**	**151sqm(Approx)**	**216 (Approx)**
4 Bedroom Town House Unit 4	4	3	2	164sqm (approx.)	224(Approx)

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Unit 2 + 4 Bedroom Townhouse	$*	or range between	$990,000	&	$1,080,000

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 properties are not to be sold by auction or fixed-date sale*]

Unit address		Seller's reserve price	$
Unit address		Seller's reserve price	$
Unit address		Seller's reserve price	$

[*Add or delete rows as required*]

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$636,000	Suburb	Reservoir

Period - From 01/08/2026 To 31/10/2026 Source PropTrack

Comparable property sales

These are the three most comparable properties to the unit type or class 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
4/9 Corvey Road, Reservoir, VIC 3073	$1,069,000	19/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	4	3	1	225	N/A

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Reason there are fewer than three comparable properties for a unit type or class

☐ **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 preparing the Property Price Statement for the above-mentioned properties, I was unable to identify three directly comparable sales within the relevant timeframe.

This is due to the limited number of recently sold properties offering a similar combination of four bedrooms, brand-new construction and comparable townhouse size. The subject properties are generously proportioned, four-bedroom

townhouses, and there have been very few recent sales of properties with similar characteristics within the surrounding area.

As a result, there is insufficient directly comparable sales evidence to provide three sales that accurately reflect the nature, size and standard of the subject properties. The available market evidence has therefore been considered in light of the limited number of suitably comparable transactions.

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____

[*Add or delete rows as required*]