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	28 September 2026

Units offered for sale

Address Including suburb and postcode	Novella - 1570 Mickleham Road, Mickleham VIC 3064

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 m^2) (may be a range)**	**Total land size (in m^2) (may be a range)**
Lot 103 – 12.5 x 28 (350m2)	N/A	N/A	N/A	N/A	350
Lot 104, 105, 106, 107 & 142 – 12.5 x 28 (350m2)	N/A	N/A	N/A	N/A	350
Lot 139 & 141 – 14 x 28 (392m2)	N/A	N/A	N/A	N/A	392

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**
Lot 103 – 12.5 x 28 (350m2)	$448,000	or range between	N/A	&	N/A
Lot 104, 105, 106, 107 & 142 – 12.5 x 28 (350m2)	$458,000	or range between	N/A	&	N/A
Lot 139 & 141 – 14 x 28 (392m2)	$483,000	or range between	N/A	&	N/A

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.

Unit address	N/A – not to be sold by auction or fixed-date sale	Seller's reserve price	N/A

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	$421,250	Suburb	Mickleham

Period - From	April 2026	To	June 2026	Source	Internal Research Department

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 132 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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.

Lot 103 – 12.5 x 28 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 117 Novella, Mickleham VIC	$455,500	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 118 Novella, Mickleham VIC	$444,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 121 Novella, Mickleham VIC	$444,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Lot 104, 105, 106, 107 & 142 – 12.5 x 28 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 117 Novella, Mickleham VIC	$455,500	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 118 Novella, Mickleham VIC	$444,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 121 Novella, Mickleham VIC	$444,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Lot 139 & 141 – 14 x 28 (392m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 140 Novella, Mickleham VIC	$483,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 28)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 120 Novella, Mickleham VIC	$474,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 28)	N/A	N/A	N/A	N/A	392

Comparable property 3

Address	Sale price	Date of sale
Lot 144 Novella, Mickleham VIC	$477,000	May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 28)	N/A	N/A	N/A	N/A	392

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:

N/A – three comparable properties are listed for each unit type or class above.

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	Lot 103 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 104 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 105 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 106 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 107 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____

Unit address	Lot 139 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 141 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 142 – 1570 Mickleham Road, Mickleham VIC 3064		
Sale price	$_____	Unconditional sale date	_____/_____/_____