Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared October 7, 2026

Property offered for sale

Address
Including suburb and postcode: 405 Ecru Loop Sunbury VIC 3429

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land	N/A	N/A	N/A	N/A	518

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: $439,900.00

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: $399,500.00 Property type: Land Suburb: Sunbury

Period: from 01-07-2026 to 30-09-2026 Source: Oliver Hume

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 6 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	Sale price	Date of sale
218 Eagleridge Circuit, Sunbury VIC 3429	$410,000.00	29-07-2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land	N/A	N/A	N/A	N/A	512

Comparable property 2

Address	Sale price	Date of sale
212 Eagleridge Circuit, Sunbury VIC 3429	$392,900.00	10-07-2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land	N/A	N/A	N/A	N/A	520

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 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:

Available sales within the prescribed area and timeframe differed materially in land size, dwelling size and/or property configuration and were not considered comparable to the subject property.

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	