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	01/10/2026

Units offered for sale

Address Including suburb and postcode	55A WARRANDYTE ROAD LANGWARRIN 3910

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)**
THREE BEDROOM TOWNHOUSE	3	2	2	190.8 – 193.1m2	194 – 205m2
FOUR BEDROOM TOWNHOUSE	4	2	2	211.7m2	199 – 232m2
FOUR BEDROOM TOWNHOUSE	4	3	2	220.6 – 227.4m2	231 – 287m2

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**
THREE BEDROOM TOWNHOUSE	$795,000	or range between		&	
FOUR BEDROOM TOWNHOUSE		or range between	$855,000	&	$895,000

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	$915,000	Suburb	LANGWARRIN

Period - From	SEP 2025	To	AUG 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**

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 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*]

Properties offered for sale are 'off the plan' and are 7-Star Energy Rated - no sold comparable 7-Star Energy 'off the plan' properties can be found within two kilometres of the properties for sale in the last 6 months.

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	**35/55A Warrandyte Rd Langwarrin**		
Sale price	$880,000	Unconditional sale date	30/09/2026
Unit address			
Sale price		Unconditional sale date	