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	The Orchard - 30 Dangelo Avenue, Officer VIC 3809

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 111 – 10.5 x 30 (315m2)	N/A	N/A	N/A	N/A	315
Lot 112 – 14 x 23 (322m2)	N/A	N/A	N/A	N/A	322
Lot 121 – 10.5 x 26.9 (283m2)	N/A	N/A	N/A	N/A	283
Lot 122 – 9.5 x 26.9 (256m2)	N/A	N/A	N/A	N/A	256
Lot 123 – 10.5 x 22.5 (237m2)	N/A	N/A	N/A	N/A	237

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 111 – 10.5 x 30 (315m2)	$457,000	or range between	N/A	&	N/A
Lot 112 – 14 x 23 (322m2)	$467,000	or range between	N/A	&	N/A
Lot 121 – 10.5 x 26.9 (283m2)	$421,500	or range between	N/A	&	N/A
Lot 122 – 9.5 x 26.9 (256m2)	$395,000	or range between	N/A	&	N/A
Lot 123 – 10.5 x 22.5 (237m2)	$365,000	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	$499,900	Suburb	Officer

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 78 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 111 – 10.5 x 30 (315m2)

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)

Lot 112 – 14 x 23 (322m2)

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)

Lot 121 – 10.5 x 26.9 (283m2)

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)

Lot 122 – 9.5 x 26.9 (256m2)

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)

Lot 123 – 10.5 x 22.5 (237m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 128 The Orchard, Officer VIC	$362,000	Aug 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 (10.5 x 22.5)	N/A	N/A	N/A	N/A	236

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:

Fewer than three comparable properties were sold within the relevant period and radius. The lots offered for sale are unique in terms of land size, dimensions, frontage and depth. As a result, there are insufficient sales of lots with sufficiently similar characteristics to provide meaningful comparable evidence.

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 111 – 30 Dangelo Avenue, Officer VIC 3809		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 112 – 30 Dangelo Avenue, Officer VIC 3809		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 121 – 30 Dangelo Avenue, Officer VIC 3809		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 122 – 30 Dangelo Avenue, Officer VIC 3809		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 123 – 30 Dangelo Avenue, Officer VIC 3809		
Sale price	$_____	Unconditional sale date	_____/_____/_____