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	Verdant Hill - Derrimut Rd, Tarneit VIC 3029

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)**
Lot 1704 – 14 x 25 (350m2)	N/A	N/A	N/A	N/A	350
Lot 1712 – 16.38 x 27.97 (453m2)	N/A	N/A	N/A	N/A	453
Lot 1713 – 8 x 28 (548m2)	N/A	N/A	N/A	N/A	548
Lot 1731 – 11.72 x 24.26 (496m2)	N/A	N/A	N/A	N/A	496
Lot 1741 – 17.8 x 16 (278m2)	N/A	N/A	N/A	N/A	278
Lot 1813 – 16 x 22.09 (352m2)	N/A	N/A	N/A	N/A	352
Lot 1814 – 12.5 x 22.23 (277m2)	N/A	N/A	N/A	N/A	277
Lot 1815 – 12.5 x 22.37 (278m2)	N/A	N/A	N/A	N/A	278
Lot 1816 – 12.5 x 22.5 (280m2)	N/A	N/A	N/A	N/A	280
Lot 1818 – 16 x 22.82 (363m2)	N/A	N/A	N/A	N/A	363
Lot 1819 – 16 x 34.17 (540m2)	N/A	N/A	N/A	N/A	540
Lot 1820 – 14 x 34.33 (479m2)	N/A	N/A	N/A	N/A	479
Lot 1821 – 12.5 x 34.47 (430m2)	N/A	N/A	N/A	N/A	430
Lot 1836 – 14 x 28 (352m2)	N/A	N/A	N/A	N/A	352
Lot 1837 – 13.6 x 28 (380m2)	N/A	N/A	N/A	N/A	380
Lot 1839 – 10.5 x 28 (294m2)	N/A	N/A	N/A	N/A	294
Lot 1850, 1855, 1856 & 1857 – 12.5 x 25 (312m2)	N/A	N/A	N/A	N/A	312
Lot 1851 – 12.5 x 25 (307m2)	N/A	N/A	N/A	N/A	307
Lot 1852 – 15.25 x 25 (381m2)	N/A	N/A	N/A	N/A	381
Lot 1853 & 1854 – 10.5 x 25 (262m2)	N/A	N/A	N/A	N/A	262

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 1704 – 14 x 25 (350m2)	$395,000	or range between	N/A	&	N/A
Lot 1712 – 16.38 x 27.97 (453m2)	$449,000	or range between	N/A	&	N/A
Lot 1713 – 8 x 28 (548m2)	$509,500	or range between	N/A	&	N/A
Lot 1731 – 11.72 x 24.26 (496m2)	$491,500	or range between	N/A	&	N/A
Lot 1741 – 17.8 x 16 (278m2)	$345,000	or range between	N/A	&	N/A
Lot 1813 – 16 x 22.09 (352m2)	$401,000	or range between	N/A	&	N/A
Lot 1814 – 12.5 x 22.23 (277m2)	$348,500	or range between	N/A	&	N/A
Lot 1815 – 12.5 x 22.37 (278m2)	$349,000	or range between	N/A	&	N/A
Lot 1816 – 12.5 x 22.5 (280m2)	$350,000	or range between	N/A	&	N/A
Lot 1818 – 16 x 22.82 (363m2)	$407,000	or range between	N/A	&	N/A
Lot 1819 – 16 x 34.17 (540m2)	$545,500	or range between	N/A	&	N/A
Lot 1820 – 14 x 34.33 (479m2)	$493,500	or range between	N/A	&	N/A
Lot 1821 – 12.5 x 34.47 (430m2)	$464,500	or range between	N/A	&	N/A
Lot 1836 – 14 x 28 (352m2)	$384,500	or range between	N/A	&	N/A
Lot 1837 – 13.6 x 28 (380m2)	$421,500	or range between	N/A	&	N/A
Lot 1839 – 10.5 x 28 (294m2)	$367,000	or range between	N/A	&	N/A
Lot 1850, 1855, 1856 & 1857 – 12.5 x 25 (312m2)	$377,000	or range between	N/A	&	N/A
Lot 1851 – 12.5 x 25 (307m2)	$367,500	or range between	N/A	&	N/A
Lot 1852 – 15.25 x 25 (381m2)	$422,000	or range between	N/A	&	N/A
Lot 1853 & 1854 – 10.5 x 25 (262m2)	$332,000	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	$411,000	Suburb	Tarneit

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 129 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 1704 – 14 x 25 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 1705 Verdant Hill, Tarneit VIC	$395,000	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 (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 1701 Verdant Hill, Tarneit VIC	$395,000	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 25)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 1702 Verdant Hill, Tarneit VIC	$395,000	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 25)	N/A	N/A	N/A	N/A	350

Lot 1712 – 16.38 x 27.97 (453m2)

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 1713 – 8 x 28 (548m2)

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 1731 – 11.72 x 24.26 (496m2)

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 1741 – 17.8 x 16 (278m2)

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 1813 – 16 x 22.09 (352m2)

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 1814 – 12.5 x 22.23 (277m2)

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 1815 – 12.5 x 22.37 (278m2)

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 1816 – 12.5 x 22.5 (280m2)

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 1818 – 16 x 22.82 (363m2)

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 1819 – 16 x 34.17 (540m2)

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 1820 – 14 x 34.33 (479m2)

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 1821 – 12.5 x 34.47 (430m2)

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 1836 – 14 x 28 (352m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 755 Harlow, Tarneit VIC	$439,000	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 (14 x 28)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 744 Harlow, Tarneit VIC	$439,500	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 (14 x 28)	N/A	N/A	N/A	N/A	392

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 1837 – 13.6 x 28 (380m2)

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 1839 – 10.5 x 28 (294m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 1838 Verdant Hill, Tarneit VIC	$367,000	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 28)	N/A	N/A	N/A	N/A	294

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 1850, 1855, 1856 & 1857 – 12.5 x 25 (312m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 121 Lyndale, Tarneit VIC	$365,000	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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

Comparable property 2

Address	Sale price	Date of sale
Lot 122 Lyndale, Tarneit VIC	$365,000	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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

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 1851 – 12.5 x 25 (307m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 121 Lyndale, Tarneit VIC	$365,000	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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

Comparable property 2

Address	Sale price	Date of sale
Lot 122 Lyndale, Tarneit VIC	$365,000	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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

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 1852 – 15.25 x 25 (381m2)

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 1853 & 1854 – 10.5 x 25 (262m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 113 Lyndale, Tarneit VIC	$325,000	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 (10.5 x 25)	N/A	N/A	N/A	N/A	262

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 1704 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1712 – Derrimut Rd, Tarneit VIC 3029		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1713 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1731 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1741 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1813 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1814 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1815 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1816 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1818 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1819 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1820 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1821 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1836 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1837 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1839 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1850 – Derrimut Rd, Tarneit VIC 3029		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1851 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1852 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1853 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1854 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1855 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1856 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 1857 – Derrimut Rd, Tarneit VIC 3029		
Sale price	$_____	Unconditional sale date	_____/_____/_____