Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05/11/26

Property offered for sale

Address
Including suburb and postcode: 10 Collegian Avenue, Strathmore Victoria 3041

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	117m2	607m2

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.

Range between $1,750,000 & $1,870,000

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 $1,692,500 Property type *House* Suburb Strathmore

Period - From 01/04/2026 to 30/06/2026 Source REIV propertydata.com.au/RPData/Core Logic

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 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.

Comparable property 1

Address	Sale price	Date of sale
9 Glenview Road Strathmore, Victoria 3041	$2,000,000	04/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	5	2	2	294m2	650m2

Comparable property 2

Address	Sale price	Date of sale
186 Napier Street, Essendon, Victoria 3040	$1,805,000	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	163m2	544m2

Comparable property 3

Address	Sale price	Date of sale
272 Napier Street, Strathmore, Victoria 3041	$1,972,000	02/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	3	1	193m2	646m2