Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

| **Date prepared** | **12/11/2026** |
|---|---|

## Property offered for sale

| Address<br>Including suburb and postcode | 2/41 Riverside Avenue, Avondale Heights Victoria 3034 |
|---|---|

## Key features of the property

| **Building Type** | **# of bedrooms** | **# of bathrooms** | **# of car spaces** | **Internal floor space (in $m^2$)** | **Total land size (in $m^2$)** |
|---|---|---|---|---|---|
| Unit | 2 | 1 | 1 | 85m2 | 139m2 |

## 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.

| Seller's reserve price | $665,000 |
|---|---|

## 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 | $755,000 | Property type | *Unit* | Suburb | Avondale Heights |
|---|---|---|---|---|---|

| Period: from | 01/07/2026 | to | 30/09/2026 | 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 |
|---|---|---|
| 3/88 Canning Street, Avondale Heights, Vic 3034 | $670,000 | 24/07/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| Unit | 2 | 1 | 1 | 95m2 | 198m2 |

**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

☐ **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:

| |
|---|
| Having reviewed the available comparable sales data, we are not satisfied that the comparable sales provide a sufficiently reliable comparison, given the particular characteristics of the property. Accordingly, we are unable to provide three comparable sales that we consider sufficiently relevant for this property. |