Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	10/11/26

Property offered for sale

Address Including suburb and postcode	3 Somerset Drive, Viewbank 3084 VIC

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)**
Townhouse	4	3	2	230	497

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.

Single price	$			
or				
Range between	$ 1,200,000	&	$ 1,300,000	

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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	

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	$ 750,000	Property type	*Townhouse*	Suburb	Viewbank
Period: from	10/11/2025	to	09/11/2026	Source	Property Data

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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
1/32 Eric Av TEMPLESTOWE LOWER 3107	$ 1,450,000	03/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse (Res)	4	3	2	297	338

Comparable property 2

Address	Sale price	Date of sale
1/102 Rose Av TEMPLESTOWE LOWER 3107	$ 1,290,000	02/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse (Res)	4	4	2	168	361

Comparable property 3

Address	Sale price	Date of sale
5/102 Rose Av TEMPLESTOWE LOWER 3107	$ 1,135,000	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse (Res)	4	3	2	N/A	361

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:

[*Insert N/A if there were three comparable properties*]

There are no new comparable sales available. The agent believes that 5/102 Rose Av TEMPLESTOWE LOWER, which was used as a comparable when determining the price at the time of listing, remains the most comparable property.