

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01 October 2026

Property offered for sale

Address
Including suburb and
postcode 23 Haymarket Circuit Wyndham Vale VIC 3024

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	3	2	1		281m2

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 \$650,000

or

Range between \$

&

\$

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 N/A

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 \$610,000 Property type House Suburb Wyndham Vale

Period: from 01 Apr 26 to 01 Oct 26 Source Cotality

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
33 LANGDON DRIVE WYNDHAM VALE VIC 3024	\$620,000	13-Apr-26

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	216m2	281m2

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:

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

We have reviewed recent market activity within Wyndham Vale; however, there are no directly comparable sales within a 2km radius over the past six months that closely align with the subject property. Additionally, there are no recent transactions that closely match the property's configuration and can be relied upon as direct sales evidence.

The subject property has undergone extensive high-quality enhancements and upgrades throughout, resulting in a beautifully presented, move-in-ready home requiring minimal maintenance and no immediate works. The quality of the improvements, together with the property's low-maintenance appeal and overall presentation, provides a clear point of difference compared with many established homes in the area. These features enhance the property's functionality,

presentation, and buyer appeal, particularly for buyers seeking a home that is ready to enjoy without the need for further improvements.

Taking these factors into consideration, together with the property's location, the owner's expectations, and prevailing market conditions, we estimate the subject property is likely to achieve a sale price of **\$650,000**.