

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 19/10/26

Property offered for sale

Address
Including suburb and
postcode

36 YELLOWBOX DRIVE POINT COOK VIC 3030

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	5	3	2		612m ²

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

\$1,550,000

&

\$1,650,000

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.

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	\$840,000	Property type	House	Suburb	Point Cook
Period: from	19 Apr 2026	to	19 Oct 2026	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.

Comparable property 1

Address	Sale price	Date of sale
10 REGULUS WAY POINT COOK VIC 3030	\$1,600,000	23-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	5	5	2	392m ²	560m ²

Comparable property 2

Address	Sale price	Date of sale
2 KINGSFORD DRIVE POINT COOK VIC 3030	\$1,700,000	30-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	5	5	2	414m ²	726m ²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
N/A	N/A	N/A	N/A	N/A	N/A

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:

We have reviewed recent market activity within Point Cook; however, only two directly comparable sales within a 2km radius over the past six months closely align with the subject property. Beyond these, 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 these 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 in the range of \$1,550,000–\$1,650,000.