Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 11/11/26

Property offered for sale

Address
Including suburb and postcode: 133 BUNJIL WAY KNOXFIELD VIC 3180

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Unit	4	2	2	116m²	159m²

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: $750,000

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.

Seller's reserve price: $750,000

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	$815,000	Property type	Unit	Suburb	Knoxfield
Period: from	11 May 2026	to	11 Nov 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
5/36 KATHRYN ROAD KNOXFIELD VIC 3180	$750,000	23-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	3	2	2	146m²	198m²

Comparable property 2

Address	Sale price	Date of sale
2/3 OTIRA ROAD KNOXFIELD VIC 3180	$860,000	10-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	4	3	2	145m²	207m²

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 m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **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:

There are limited comparable sales of terrace-style townhouses with similar features, shared-wall configurations and land size within the surrounding area over the past 6 months, as our property offers a unique layout with limited land size, making it difficult to find sufficient comparable properties.