Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 16/10/26

Property offered for sale

Address
Including suburb and postcode: 81 BENSONHURST PARADE POINT COOK VIC 3030

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	6	4	2	442.6m2	594m²

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 $1,700,000 & $1,850,000

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 16 Apr 2026 to 16 Oct 2026 | Source Cotality

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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
94 BENSONHURST PARADE POINT COOK VIC 3030	$1,790,000	08-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	5	2	427m²	556m²

Comparable property 2

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

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:

We have reviewed recent market activity within Point Cook; however, there is only one directly comparable sale within a 2km radius over the past six months that closely aligns with the subject property. We have also selected one additional sale as relevant supporting evidence, as it closely matches the subject property's configuration and provides further insight into current market values. The price change is based on current market conditions, with limited buyer interest and reduced inspection activity. Recent interest rate increases have also contributed to more cautious buyer behaviour and softer market conditions. 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 $1,700,000–$1,850,000.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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94 BENSONHURST PARADE POINT COOK VIC 3030

HOUSE

Sold Price RS **$1,790,000** Sold Date **08-Aug-26**

5 | 5 | 2 | 556m² | 427m² | Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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