

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 30/September/2026

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 (in m ²)	Total land size (in m ²)
House	6	4	2		594

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 \$1,780,000

&

\$1,880,000

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 \$840,000 Property type House Suburb Point Cook

Period: from 30 Mar 26 to 30 Sep 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
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 (in m ²)	Total land size (in m ²)
House	5	5	2	427m2	556m2

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

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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 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. This sale has been selected as strong supporting sales evidence due to its similarity to the subject property.

The subject property was built in recent years, resulting in a modern and well-presented double-storey residence offering six bedrooms. Its contemporary design and relatively recent construction provide a point of difference compared with many established homes in the area, enhancing the property's overall presentation, functionality, and buyer appeal.

Taking these factors into consideration, together with the comparable sale, the property's location, and prevailing market conditions, we estimate the subject property is likely to achieve a sale price in the range of \$1,780,000–\$1,880,000.