Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 15/10/26

Property offered for sale

Address
Including suburb and postcode: 7 KENROSS CLOSE 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	3	2	2	m²	613m²

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 $960,000 & $1,020,000

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	15 Apr 2026	to	15 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
45 EAGLEVIEW PLACE POINT COOK VIC 3030	$965,000	21-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	-	650m²

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, only one directly comparable sale within a 2km radius over the past six months closely aligns with the subject property. Beyond this sale, there are no recent transactions that closely match the property's configuration and can be relied upon as direct sales evidence.

The subject property was built in the early 2000s and has been well maintained, with regular repairs and upkeep contributing to its overall condition. While the home is relatively older and offers three bedrooms, it remains well presented. However, a review of other properties in the surrounding area highlights a point of difference, with many competing homes featuring high-quality enhancements and upgrades, more contemporary presentation, and more functional layouts. These factors may influence buyer preferences and the property's overall market appeal.

Taking these factors into consideration, together with the property's location, land size, the owner's expectations, and prevailing market conditions, we estimate the subject property is likely to achieve a sale price in the range of $960,000–$1,020,000.

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	_____/_____/_____