

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

14 BARDINI STREET 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	6	2	380m ²	448m 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

\$1,420,000

&

\$1,480,000

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
1 SANDY POINT ROAD POINT COOK VIC 3030	\$1,425,000	27-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	5	2	2	249m ²	517m ²

Comparable property 2

Address	Sale price	Date of sale
145 HAZE DRIVE POINT COOK VIC 3030	\$1,485,000	27-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	3	2	417m ²	506m 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. The two properties listed above have been selected as the most comparable recent sales within a 2km radius and share several key characteristics with the subject property. Due to the limited availability of comparable sales, only these two properties have been selected, as other available sales differ in configuration and land size, making them less relevant as supporting evidence. Based on these comparable sales and prevailing market conditions, we believe the subject property is likely to achieve a sale price in the range of \$1,420,000–\$1,480,000.