Property Price Statement

Singleresidentialproperty located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 23/10/2026

Property offered for sale

Address
Including suburb and postcode: 1 & 81 JESSON CRESCENT, DANDENONG, VIC 3175

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	5	2	2		520m²

Indicative selling price

Forthe meaning of*indicativeselling 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: $950,000 & $1,000,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Forthemeaningof*seller'sreserveprice*,seeconsumer.vic.gov.au/underquoting.Whentheestateagent 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

Thissection describesthe 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: $735,944 Property type: HOUSE Suburb: DANDENONG

Period: from 01/06/2026 to 31/08/2026 Source: pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **withintwokilometres** 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
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

~~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 (in m²)	Total land size (in 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 (in m²)	Total land size (in 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 oragent's representativefor the propertyoffered 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 were sold

There is no Comparable sale for similar property features in the area.

Sale outcome

Thesale 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	