Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	02/11/2026

Property offered for sale

Address Including suburb and postcode	502/2 Lulie Street, Abbotsford VIC 3067

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Unit	2	1	1	74 approx.	1,214 approx. (site)

Apartment area: 74 m² internal + 10 m² balcony = 84 m² total (approximately).

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	$850,000	&	$900,000	

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	N/A – private sale

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	$525,000	Property type	Unit	Suburb	Abbotsford
Period: from	01/10/2025	to	30/09/2026	Source	PropTrack / realestate.com.au

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
302/8 Keele Street, Collingwood VIC 3066	$850,000	26/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	1	1	70 approx.	926 (site)

Comparable property 2

Address	Sale price	Date of sale
306/185 Rose Street, Fitzroy VIC 3065	$900,000	14/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	2	1	92 approx.	1,731 (site)

Comparable property 3

Address	Sale price	Date of sale
40/26 Victoria Street, Fitzroy VIC 3065	$800,000	14/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	1	1	82 approx.	6,268 (site)

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:

[*Insert N/A if there were three comparable properties*]

N/A

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	_____/_____/_____

Area notes: Internal floor areas are approximate and exclude balconies. Land figures labelled “site” are the shared strata development site, not land exclusively allocated to the apartment. The Lulie site area is calculated from the registered boundary dimensions in PS907309N.