Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 05/11/26

Property offered for sale

Address Including suburb and postcode: 106 BLACK FOREST ROAD WYNDHAM VALE VIC 3024

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	3	1	-	106m²	547m²

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 $450,000

or

~~Range between~~ &

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	$610,000	Property type	House	Suburb	Wyndham Vale
Period: from	01 Nov 2025	to	31 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
12 LENTARA CRESCENT WYNDHAM VALE VIC 3024	$460,000	27-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	1	-	125m²	534m²

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:

There were no other comparable sales with a 3 bed, 1 bath and car space only and with similar land size.

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	$ 450,000 –
Unconditional sale date	28/09/2026