

Property Price Statement

Single residential property located outside the Melbourne metropolitan area



Section 47AF of the Estate Agents Act 1980

Date prepared: _____

Property offered for sale

Street: 5 LANGRIDGE WAY

Suburb: MICKLEHAM

State: VIC

Postcode: 3064

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2		312

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: \$ 679,000 and \$ 739,000

Seller's reserve price (if the 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: \$ _____

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: \$ 704,5000

Property type: House

Suburb: Mickleham

Period - From: 01 / 10 / 2025 to: 30 / 09 / 2026

Source: Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 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
28 Callantina Road Mickleham VIC 3064	\$ <u>690,000</u>	<u>04 / 05 / 2026</u>

Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2		262

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Comparable property 2

Address			Sale price		Date of Sale	
11 Tivoli Way Mickleham VIC 3064			\$ 685,000		18 / 07 / 2026	
Key features						
Building Type		# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House		4	2	2		400

Comparable property 3

Address			Sale price		Date of Sale	
20 Lynnwood Drive Mickleham VIC 3064			\$ 675,000		06 / 07 / 2026	
Key features						
Building Type		# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House		4	3	2		308

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]

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 _____