

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28 September 2026

Units offered for sale

Address
Including suburb and
postcode

Acre Ridge - 64 May Road, Beaconsfield VIC 3807

Key features of the properties

Unit type or class e.g. One bedroom units	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
Lot 1 – 26 x 172 (7,353m ²)	N/A	N/A	N/A	N/A	7,353
Lot 15 – 16 x 40 (640m ²)	N/A	N/A	N/A	N/A	640
Lot 31 – 17.67 x 44.63 (805m ²)	N/A	N/A	N/A	N/A	805
Lot 38 – 24 x 43.59 (1,043m ²)	N/A	N/A	N/A	N/A	1,043
Lot 39 – 24.84 x 47.88 (1,053m ²)	N/A	N/A	N/A	N/A	1,053
Lot 40 – 22.74 x 48.14 (1,105m ²)	N/A	N/A	N/A	N/A	1,105
Lot 41 – 30.93 x 41.83 (1,089m ²)	N/A	N/A	N/A	N/A	1,089
Lot 45 – 16 x 41.3 (659m ²)	N/A	N/A	N/A	N/A	659
Lot 47 – 24 x 40.95 (980m ²)	N/A	N/A	N/A	N/A	980

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1 – 26 x 172 (7,353m ²)	\$1,395,000	or range between	N/A	&	N/A
Lot 15 – 16 x 40 (640m ²)	\$752,000	or range between	N/A	&	N/A
Lot 31 – 17.67 x 44.63 (805m ²)	\$768,500	or range between	N/A	&	N/A
Lot 38 – 24 x 43.59 (1,043m ²)	\$923,500	or range between	N/A	&	N/A
Lot 39 – 24.84 x 47.88 (1,053m ²)	\$947,500	or range between	N/A	&	N/A
Lot 40 – 22.74 x 48.14 (1,105m ²)	\$1,035,000	or range between	N/A	&	N/A
Lot 41 – 30.93 x 41.83 (1,089m ²)	\$843,500	or range between	N/A	&	N/A
Lot 45 – 16 x 41.3 (659m ²)	\$575,000	or range between	N/A	&	N/A

Lot 47 – 24 x 40.95 (980m2)	\$647,000	or range between	N/A	&	N/A
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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.

Unit address	N/A – not to be sold by auction or fixed-date sale	Seller's reserve price	N/A
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Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$735,250	Suburb	Beaconsfield		
Period - From	April 2026	To	June 2026	Source	Internal Research Department

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 8 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

Lot 1 – 26 x 172 (7,353m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 15 – 16 x 40 (640m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 15A Acre Ridge, Beaconsfield VIC	\$752,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Vacant land (16 x 40)	N/A	N/A	N/A	N/A	640

Comparable property 2

Address	Sale price	Date of sale
Lot 17 Acre Ridge, Beaconsfield VIC	\$752,000	Apr 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Vacant land (16 x 40)	N/A	N/A	N/A	N/A	640

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 31 – 17.67 x 44.63 (805m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 38 – 24 x 43.59 (1,043m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2**Address****Sale price****Date of sale**

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Key features

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

Comparable property 3**Address****Sale price****Date of sale**

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Key features

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

Lot 39 – 24.84 x 47.88 (1,053m²)**Comparable property 1****Address****Sale price****Date of sale**

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Key features

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

Comparable property 2**Address****Sale price****Date of sale**

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Key features

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

Comparable property 3**Address****Sale price****Date of sale**

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Key features

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

Lot 40 – 22.74 x 48.14 (1,105m²)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 41 – 30.93 x 41.83 (1,089m²)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2**Address****Sale price****Date of sale**

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Key features

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

Comparable property 3**Address****Sale price****Date of sale**

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Key features

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

Lot 45 – 16 x 41.3 (659m2)**Comparable property 1****Address****Sale price****Date of sale**

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Key features

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

Comparable property 2**Address****Sale price****Date of sale**

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Key features

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

Comparable property 3**Address****Sale price****Date of sale**

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Key features

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

Lot 47 – 24 x 40.95 (980m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Reason there are fewer than three comparable properties for a unit type or class



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:

Fewer than three comparable properties were sold within the relevant period and radius. The lots offered for sale are unique in terms of land size, dimensions, frontage and depth. As a result, there are insufficient sales of lots with sufficiently similar characteristics to provide meaningful comparable evidence.

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	Lot 1 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 15 – 64 May Road, Beaconsfield VIC 3807		

Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 31 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 38 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 39 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 40 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 41 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 45 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 47 – 64 May Road, Beaconsfield VIC 3807		
Sale price	\$ _____	Unconditional sale date	____/____/____