

Property Price Statement

Multiple residential properties (units) of a single type or class located outside 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 Silverbrook - Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217

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 1005 – 8.17 x 31.82 (605m ²)	N/A	N/A	N/A	N/A	605
Lot 1006 – 17.67 x 28 (409m ²)	N/A	N/A	N/A	N/A	409
Lot 1007 – 14 x 28 (392m ²)	N/A	N/A	N/A	N/A	392
Lot 1018 – 10.5 x 25 (263m ²)	N/A	N/A	N/A	N/A	263
Lot 1019 – 13.66 x 25 (362m ²)	N/A	N/A	N/A	N/A	362
Lot 2007 – 16 x 27.5 (436m ²)	N/A	N/A	N/A	N/A	436
Lot 2010 – 14 x 28 (387m ²)	N/A	N/A	N/A	N/A	387
Lot 2011 – 12.5 x 25 (308m ²)	N/A	N/A	N/A	N/A	308
Lot 2013 – 14 x 25 (350m ²)	N/A	N/A	N/A	N/A	350
Lot 2016 – 10.23 x 25 (397m ²)	N/A	N/A	N/A	N/A	397

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 1005 – 8.17 x 31.82 (605m ²)	\$527,500	or range between	N/A	&	N/A
Lot 1006 – 17.67 x 28 (409m ²)	\$415,000	or range between	N/A	&	N/A
Lot 1007 – 14 x 28 (392m ²)	\$416,000	or range between	N/A	&	N/A
Lot 1018 – 10.5 x 25 (263m ²)	\$325,000	or range between	N/A	&	N/A
Lot 1019 – 13.66 x 25 (362m ²)	\$383,000	or range between	N/A	&	N/A
Lot 2007 – 16 x 27.5 (436m ²)	\$439,000	or range between	N/A	&	N/A
Lot 2010 – 14 x 28 (387m ²)	\$426,500	or range between	N/A	&	N/A

Lot 2011 – 12.5 x 25 (308m ²)	\$364,000	or range between	N/A	&	N/A
Lot 2013 – 14 x 25 (350m ²)	\$385,000	or range between	N/A	&	N/A
Lot 2016 – 10.23 x 25 (397m ²)	\$380,500	or range between	N/A	&	N/A

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	\$398,000	Suburb	Mount Duneed
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 66 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 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.

Lot 1005 – 8.17 x 31.82 (605m²)

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 1006 – 17.67 x 28 (409m2)**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 1007 – 14 x 28 (392m2)**Comparable property 1**

Address	Sale price	Date of sale
Lot 1008 Silverbrook, Mount Duneed VIC	\$416,000	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 (14 x 28)	N/A	N/A	N/A	N/A	392

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 1018 – 10.5 x 25 (263m2)**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 1019 – 13.66 x 25 (362m²)

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 2007 – 16 x 27.5 (436m2)

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 2010 – 14 x 28 (387m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 1008 Silverbrook, Mount Duneed VIC	\$416,000	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 (14 x 28)	N/A	N/A	N/A	N/A	392

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 2011 – 12.5 x 25 (308m²)**Comparable property 1**

Address	Sale price	Date of sale
Lot 1001 Silverbrook, Mount Duneed VIC	\$364,000	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 (12.5 x 25)	N/A	N/A	N/A	N/A	313

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 2013 – 14 x 25 (350m2)**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 2016 – 10.23 x 25 (397m2)**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 1005 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 1006 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 1007 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 1018 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 1019 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____

Unit address	Lot 2007 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 2010 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 2011 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 2013 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____
Unit address	Lot 2016 – Cnr Muir Rd & Ghazeepore Rd, Mount Duneed VIC 3217		
Sale price	\$ _____	Unconditional sale date	____/____/____