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	29/10/2026

Units offered for sale

Address Including suburb and postcode	296 Plenty Road Preston VIC 3072

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)**
1 Bedroom Apartment	1	1	1	52 m^2	60 m^2
3 Bedroom Apartment	3	2	2	96 m^2	161 m^2

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**
1 Bedroom Apartment – Residence 303	$528,609	~~or range between~~	~~$*~~	~~&~~	~~$~~
3 Bedroom Apartment – Residence 401	$1,149,000	~~or range between~~	~~$*~~	~~&~~	~~$~~

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	$630,000	Suburb	Preston

Period - From	01 Jun 2026	To	30 Sep 2026	Source	Cotality

Comparable property sales

Comparable property 1

Address	Sale price	Date of sale
102/296 Plenty Road Preston VIC 3072	$524,977	13 May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
1 Bedroom Apartment	1	1	1	55 m^2	64 m^2

Comparable property 2

Address	Sale price	Date of sale
107/296 Plenty Road Preston VIC 3072	$522,285	07 May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
1 Bedroom Apartment	1	1	1	54 m^2	68 m^2

Comparable property 3

Address	Sale price	Date of sale
501/296 Plenty Road Preston VIC 3072	$1,120,813	05 Mar 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
3 Bedroom Apartment	3	2	2	96 m^2	113 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:
[*Insert N/A if there were three comparable properties*]

N/A

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			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____

[*Add or delete rows as required*]