

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

6/10/2026

### Property offered for sale

Address  
Including suburb and  
postcode 11 Ixora Crescent, Manor Lakes, VIC 3024

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 2              | 2               | 168 approx.                               | 472 approx.                          |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://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

\$660,000

&

\$680,000

### 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](http://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 \$ 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

\$648,000

Property type

House

Suburb

Wyndham Vale

Period: from

Oct 1 2025

to

Sep 30  
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.

*[Insert N/A in blank sections]*

### Comparable property 1

| Address                         | Sale price | Date of sale |
|---------------------------------|------------|--------------|
| 7 Honeycomb Avenue, Manor Lakes | \$680,000  | Aug 18, 2026 |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 2              | 2               | 185 approx.                               | 448 approx.                          |

### Comparable property 2

| Address                           | Sale price | Date of sale |
|-----------------------------------|------------|--------------|
| 18 Landmark Crescent, Manor Lakes | \$685,000  | May 21, 2026 |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 2              | 2               | 163 approx.                               | 449 approx.                          |

### Comparable property 3

| Address                       | Sale price | Date of sale  |
|-------------------------------|------------|---------------|
| 16 Hazelnut Road, Manor Lakes | \$670,000  | Sept 21, 2026 |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 2              | 2               | 193 approx.                               | 448 approx.                          |

## 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]*

|     |
|-----|
| N/A |
|-----|

## 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 | ____/____/____ |