

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 21/09/2026

Property offered for sale

Address
Including suburb and
postcode 3 Summit Drive, Eaglemont Vic 3084

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	6	6	4	N/A - pre-commencement PPS property, data not available	N/A - pre-commencement PPS property, data not available

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

\$7,000,000

&

\$7,700,000

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. 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

\$2,580,500

Property type

House

Suburb

Eaglemont

Period: from

21/03/2026

to

20/09/2026

Source

pdol

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
54 The Eyrie Eaglemont Vic	\$6,555,000	15/04/2026

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	3	2	N/A	1986

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

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]

Following a review of residential sales within the prescribed six-month period and two-kilometre radius of 3 Summit Drive, Eaglemont, we reasonably believe that fewer than three properties sold during this period are sufficiently comparable to the subject property.

In determining comparability, consideration has been given to the standard and condition of each property, land size, architectural style and period character, accommodation, level of renovation and improvement, car accommodation, outdoor amenity, location, position and the individual characteristics of the subject property.

3 Summit Drive represents an uncommon residential offering within Eaglemont. The property occupies a substantial landholding of approximately 1,683 square metres within the tightly held Summit Drive precinct and comprises a substantial period residence with generous living accommodation, established gardens, swimming pool and direct connection to the surrounding parkland environment.

Importantly, the property has also undergone significant renovation and improvement since its previous sale. Accordingly, its current presentation, quality of accommodation and overall standard are materially different from the condition reflected in its historical sale and from many of the properties transacted within the surrounding market.

A number of residential sales within Eaglemont and the surrounding prescribed area have been reviewed. However, the available transactions differ materially from 3 Summit Drive in one or more important respects, including land size, quality and extent of renovation, architectural character, internal scale, outdoor amenity, swimming pool facilities, position and overall standard of accommodation.

While several recent Eaglemont sales provide useful broader market evidence, many are situated on substantially smaller allotments or provide a materially different standard, scale or style of residence. As a result, these properties are not considered sufficiently similar in standard or condition to provide a direct like-for-like comparison with the subject property.

The combination of a substantial renovated period residence, approximately 1,683 square metres of land, established garden and pool amenity and the property's position within the tightly held Summit Drive enclave significantly limits the number of genuinely comparable transactions available within the prescribed period and radius.

Accordingly, having considered the available sales evidence, we reasonably believe that fewer than three properties of a sufficiently similar standard or condition to 3 Summit Drive, Eaglemont were sold within the prescribed period and radius.

The estimated selling price has nevertheless been determined having regard to all relevant available market evidence, together with the subject property's significant landholding, renovated condition, accommodation, architectural character, improvements, location and prevailing market conditions.

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	____/____/____