

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 13/10/2026

### Property offered for sale

Address  
Including suburb and  
postcode 4/222-224 Melrose Drive, Tullamarine Victoria 3043

### 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> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 3             | 1              | 1               | 95m2                                      | 225m2                                |

### 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.

Range between \$640,000 & \$675,000

### 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 \$596,100 Property type UNIT Suburb Tullamarine

Period: from 01.07.2026 to 30.09.2026 Source REIV [propertydata.com.au/RPData/Core Logic](http://propertydata.com.au/RPData/Core Logic)

## 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.

### Comparable property 1

| Address                         | Sale price | Date of sale |
|---------------------------------|------------|--------------|
| 1/75 Gordon Street, Tullamarine | \$660,000  | 07/07/2026   |

#### 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> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 3             | 1              | 1               | 95m2                                      | 334m2                                |

### Comparable property 2

| Address                          | Sale price | Date of sale |
|----------------------------------|------------|--------------|
| 5/318 Melrose Drive, Tullamarine | \$675,000  | 27/04/2026   |

#### 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> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 3             | 1              | 1               | 116m2                                     | 254m2                                |

### Comparable property 3

| Address                              | Sale price | Date of sale |
|--------------------------------------|------------|--------------|
| 4/274-276 Melrose Drive, Tullamarine | \$602,000  | 22/04/2026   |

#### 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> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 3             | 1              | 2               | 96m2                                      | 220m2                                |