

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

### Property offered for sale

Address  
Including suburb and  
postcode 9 Pasture Circuit, Clyde North, Vic 3978

### 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         | 5             | 3              | 2               | 382                                       | 609                                  |

### 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

\$1,370,000

&

\$1,420,000

### 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

\$740,000

Property type

House

Suburb

Clyde North

Period: from

01/07/2026

to

30/09/2026

Source



PropTrack

## 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 |
|------------------------------------|-------------|--------------|
| 4 Talinga Court, Berwick, VIC 3806 | \$1,400,000 | 11/09/2026   |

#### 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         | 5             | 2              | 2               | 304                                       | 1012                                 |

### Comparable property 2

| Address                            | Sale price  | Date of sale |
|------------------------------------|-------------|--------------|
| 4 Manorwood Way, Berwick, VIC 3806 | \$1,380,000 | 19/08/2026   |

#### 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              | 3               | 304                                       | 665                                  |

### 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 <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 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]

Fewer than three comparable sold properties have been selected for 9 Pasture Circuit, Clyde North, due to the limited availability of sales involving homes of a similar size in a comparable location.

The home's substantial size and spacious accommodation distinguish it from many other properties in the area. While some sold homes may be nearby, they offer smaller floorplans and fewer living spaces, limiting their suitability as direct comparisons. Homes of a similar size in other locations may also differ in their surroundings and access to local amenities.

The selected sales represent the closest available comparisons, with differences in house size, accommodation and

location considered when assessing the estimated selling price.

## 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 | ____ / ____ / ____ |