

Property Price Statement – Instructions

Multiple residential properties (units) of a single type or class located outside the Melbourne metropolitan area

Property Price Statement

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Section 47AF of the *Estate Agents Act 1980*

Date prepared 14/10/2026

Units offered for sale

Address
Including suburb and
postcode 16-46 Parkland Drive Tallygaroopna

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)
Vacant Land					2266

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
Vacant Land		\$	\$

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 properties are not to be sold by auction or fixed-date sale]

Unit address	12 Parkland Drive Tallygaroopna 3634 (Lot 17)	Seller's reserve price	\$330,000
Unit address	18 Parkland Drive Tallygaroopna 3634 (Lot 45)	Seller's reserve price	\$280,000
Unit address	19 Parkland Drive Tallygaroopna 3634 (Lot 22)	Seller's reserve price	\$265,000
Unit address	24 Parkland Drive Tallygaroopna 3634 (Lot 43)	Seller's reserve price	\$250,000
Unit address	34 Parkland Drive Tallygaroopna 3634 (Lot 37)	Seller's reserve price	\$265,000
Unit address	5 Yellowbox Street Tallygaroopna 3634 (Lot 43)	Seller's reserve price	\$220,000

Unit address	6 Yellowbox Street Tallygaroopna 3634 (Lot 43)	Seller's reserve price	\$220,000
Unit address	7 Yellowbox Street Tallygaroopna 3634 (Lot 43)	Seller's reserve price	\$320,000

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	\$260,000	Suburb	Tallygaroopna, Victoria 3634
Period - From	01 July 2025	To	30 June 2026
Source	Pricefinder		

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold **within five kilometres** of the property for sale **in the last 18 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
13 Parkland Drive Tallygaroopna 3634	\$255,000	01/08/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land					3033

Comparable property 2

Address	Sale price	Date of sale
22 Parkland Drive Tallygaroopna 3634	\$265,000	14/10/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land					3101

Comparable property 3

Address	Sale price	Date of sale
6 Yellowbox Street Tallygaroopna 3634	\$265,000	13/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land					3139

Reason there are fewer than three comparable properties for a unit type or class

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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]

NA

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 requd]