Property Price Statement

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

Section 47AF of the *Estate Agents Act 1980*

Date prepared	28 September 2026

Units offered for sale

Address Including suburb and postcode	Darling Darley - 187 Holts Lane, Darley VIC 3340

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)**
Lot 6 – 14 x 30.67 (424m2)	N/A	N/A	N/A	N/A	424
Lot 9 – 16 x 32.91 (520m2)	N/A	N/A	N/A	N/A	520
Lot 11 – 13.95 x 33.68 (662m2)	N/A	N/A	N/A	N/A	662
Lot 13 – 12.5 x 35 (442m2)	N/A	N/A	N/A	N/A	442
Lot 22 – 14.5 x 28.68 (406m2)	N/A	N/A	N/A	N/A	406

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**
Lot 6 – 14 x 30.67 (424m2)	$330,000	or range between	N/A	&	N/A
Lot 9 – 16 x 32.91 (520m2)	$365,500	or range between	N/A	&	N/A
Lot 11 – 13.95 x 33.68 (662m2)	$399,500	or range between	N/A	&	N/A
Lot 13 – 12.5 x 35 (442m2)	$315,500	or range between	N/A	&	N/A
Lot 22 – 14.5 x 28.68 (406m2)	$317,500	or range between	N/A	&	N/A

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.

Unit address	N/A – not to be sold by auction or fixed-date sale	Seller's reserve price	N/A

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	$358,500	Suburb	Darley

Period - From	April 2026	To	June 2026	Source	Internal Research Department

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 13 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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.

Lot 6 – 14 x 30.67 (424m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 9 – 16 x 32.91 (520m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 11 – 13.95 x 33.68 (662m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 13 – 12.5 x 35 (442m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

Lot 22 – 14.5 x 28.68 (406m2)

Comparable property 1

Address	Sale price	Date of sale

Key features

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

Comparable property 2

Address	Sale price	Date of sale

Key features

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

Comparable property 3

Address	Sale price	Date of sale

Key features

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

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

☒ **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:

Fewer than three comparable properties were sold within the relevant period and radius. The lots offered for sale are unique in terms of land size, dimensions, frontage and depth. As a result, there are insufficient sales of lots with sufficiently similar characteristics to provide meaningful comparable evidence.

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	Lot 6 – 187 Holts Lane, Darley VIC 3340		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 9 – 187 Holts Lane, Darley VIC 3340		

Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 11 – 187 Holts Lane, Darley VIC 3340		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 13 – 187 Holts Lane, Darley VIC 3340		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 22 – 187 Holts Lane, Darley VIC 3340		
Sale price	$_____	Unconditional sale date	_____/_____/_____