

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 22/09/2026

Property offered for sale

Address
Including suburb and
postcode 56 Jessie Street, Cremorne VIC 3121

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	3	2	2	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

\$1,290,000

&

\$1,340,000

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

\$648,000

Property type

Unit

Suburb

Cremorne

Period: from

22/03/2026

to

21/09/2026

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
10 Botherambo St Richmond Vic	\$1,320,000	08/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	2	2	1	N/A	N/A

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 available residential sales within the prescribed six-month period and two-kilometre radius of 56 Jessie Street, Cremorne, we reasonably believe that fewer than three sales are sufficiently comparable to the subject property.

In reaching this conclusion, consideration has been given to the requirements for determining comparable properties, including the standard and condition of the improvements, age and architectural style, configuration and layout, level of renovation, accommodation, car parking, dwelling and land size where applicable, location, date of sale and any distinguishing property features.

56 Jessie Street is a three-bedroom, two-bathroom townhouse with accommodation for two cars. The property offers a relatively uncommon inner-city configuration, incorporating generous living and entertaining areas, private outdoor space, dual off-street parking and elevated city and sporting precinct outlooks within a tightly held Cremorne location. Several sales within the broader prescribed area were reviewed. However, several of the available transactions differ materially from the subject property in one or more important respects, including dwelling type and architectural style, internal proportions, land component, number and type of car spaces, level of renovation, quality of improvements, Owners Corporation arrangements, location and outlook.

As a result, those properties were not considered to be of a sufficiently similar standard and condition to 56 Jessie Street to provide a reliable direct comparison for the purposes of determining the estimated selling price.

Where a sale has been identified as sufficiently comparable, that sale has been taken into account and disclosed separately in the Property Price Statement. The estimated selling price has also been assessed having regard to the broader body of recent market evidence, the individual characteristics of the subject property and prevailing market conditions.

On this basis, we reasonably believe that fewer than three genuinely comparable properties were sold within the prescribed period and radius.

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	____/____/____