Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

*Section 47AF of the Estate Agents Act 1980*

**Date prepared** 10 / 11 / 2026

## Property offered for sale

Address Including suburb and postcode: 16 Whittaker Crescent, Red Cliffs, VIC 3496

## 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 | 5 | 3 | 2 | 172 | 1275 |

## 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: $699,000 & $768,000

## 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.

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: $450,000 Property type: House Suburb: Red Cliffs (3496)

Period: from 01/11/2025 to 31/10/2026 Source: Cotality

For more information visit consumer.vic.gov.au/underquoting

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## Comparable property sales

These are the three most comparable properties to the property 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.

**Comparable property 1**

| Address | Sale price | Date of sale |
|---|---|---|
| 7 PALM COURT MERBEIN VIC 3505 | $705,000 | 21/08/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 4 | 3 | 2 | N/A | 2099 |

**Comparable property 2**

| Address | Sale price | Date of sale |
|---|---|---|
| 598 COWRA AVENUE IRYMPLE VIC 3498 | $700,000 | 21/05/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | 155 | 2155 |

**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

[X] **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:

The property is on two titles which is rare in the CBD of Red Cliffs and other than 7 Palm Court, Merbein which is also a two-title property within the CBD of Merbein. Extensivity renovated both internally and externally, plus renovated Bungalow separate to the home has made it difficult to find 3 comparable properties.



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## 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 | |