

Property Price Statement

Single residential property located outside 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 18 Gunner Street, Camperdown Vic 3260

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

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 \$480,000 & \$528,000

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 \$493,500 Property type House Suburb Camperdown
Period: from 01/10/2025 to 30/09/2026 Source PROPERTY DATA

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	32 Cressy St CAMPERDOWN 3260				
Sale price	\$465,000	Date of sale	19/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	591

Comparable property 2

Address	31 Lawrence St CAMPERDOWN 3260				
Sale price	\$470,000	Date of sale	08/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	1,011

Comparable property 3

Comparable property 3					
Address	1 Little St CAMPERDOWN 3260				
Sale price	\$487,001	Date of sale	05/02/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	642

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:

N/A

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

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=78678e6100030086057bf5d90f550914>



Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price *
01/10/2025 - 30/09/2026: \$493,500
* Agent calculated median

Comparable Properties



32 Cressy St CAMPERDOWN 3260 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 591 sqm approx



31 Lawrence St CAMPERDOWN 3260 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 08/06/2026
Property Type: House
Land Size: 1011 sqm approx



1 Little St CAMPERDOWN 3260 (REI)

Agent Comments



Price: \$487,001
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 642 sqm approx

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