Property Price Statement

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

Section 47AF of the Estate Agents Act 1980

Date prepared 01/10/2026

Units offered for sale

Address
Including suburb and postcode: 8A Stokes Street Preston 3072

Key features of the properties

Unit type or class	3 Bedroom +2nd Living area , large courtyard homes
# of bedrooms	3
# of bathrooms	2
# of car spaces (+/- 1)	1
Internal floor space (in m2) (may be a range)	152
Total land size (in m2) (may be a range)	N/A

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	Single price		Lower price		Higher price
3 Bedroom +2nd Living area , large courtyard homes	$1,295,000	or range between		&	

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: 8A Stokes Street Preston 3072 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: $662,500 Suburb: Preston

Period - From: 01/04/2026 To: 30/06/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

Comparable property 1

Address	Sale price	Date of sale
80 Pender St, Thornbury, Vic 3071, Australia	$1,295,000	20/04/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
4 Strettle St, Thornbury, Vic 3071, Australia	$1,300,000	01/04/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

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:

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.

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	8A Stokes Street Preston 3072	Sale price		Unconditional sale date	

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Units offered for sale

Address
Including suburb and postcode: 8A Stokes Street Preston 3072

Key features of the properties

Unit type or class	3 Bedroom + 2nd Living area or 4th Bedroom
# of bedrooms	4
# of bathrooms	2
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	156
Total land size (in m2) (may be a range)	N/A

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	Single price		Lower price		Higher price
3 Bedroom + 2nd Living area or 4th Bedroom		or range between	$1,410,000	&	$1,420,000

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.

Unit address: 8A Stokes Street Preston 3072 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: $662,500 Suburb: Preston

Period - From: 01/04/2026 To: 30/06/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

Comparable property 1

Address	Sale price	Date of sale
58 Johnson St, Thornbury, Vic 3071, Australia	$1,460,000	19/08/2026

Key features

Building Type	Townhouse (Single)
# of bedrooms	3
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
26a Edwin St, Preston, Vic 3072, Australia	$1,350,000	12/05/2026

Key features

Building Type	Townhouse (Single)
# of bedrooms	4
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
2 West St, Preston, Vic 3072, Australia	$1,450,000	02/05/2026

Key features

Building Type	Townhouse (Res)
# of bedrooms	4
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

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

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

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	8A Stokes Street Preston 3072	Sale price		Unconditional sale date	

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Date prepared 01/10/2026

Units offered for sale

Address
Including suburb and postcode: 8A Stokes Street Preston 3072

Key features of the properties

Unit type or class	4 Bedroom + 2nd Living area or 5th Bedroom
# of bedrooms	5
# of bathrooms	3
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	177
Total land size (in m2) (may be a range)	N/A

Indicative selling prices

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Unit type or class	Single price		Lower price		Higher price
4 Bedroom + 2nd Living area or 5th Bedroom		or range between	$1,695,000	&	$1,740,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address: 8A Stokes Street Preston 3072 Seller's reserve price: N/A

Unit median sale price

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These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

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

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

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Sale outcome

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Unit address	8A Stokes Street Preston 3072	Sale price		Unconditional sale date	