

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and
postcode 3A Luke Street, Moe VIC 3825

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 Double-storey	5	3	2	Approx. 220*	728

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

N/A

or

Range between

\$830,000

&

\$910,000

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

N/A - private sale

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

Moe

Period: from

01/07/2025

to

30/06/2026

Source

PriceFinder

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.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
36 Parkside Drive, Moe VIC 3825	\$840,000	02/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	6	260*	915

Comparable property 2

Address	Sale price	Date of sale
7 Leadbeater Mews, Newborough VIC 3825	\$859,000	23/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	4	Approx. 175*	858

Comparable property 3

Address	Sale price	Date of sale
43 Grampians Drive, Moe VIC 3825	\$920,000	27/08/2026

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	2	6	Approx. 210*	880

Reason there are fewer than three comparable properties

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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]

N/A - three comparable sales included.

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	N/A - not sold
Unconditional sale date	N/A - not sold

Measurement and source record

Updated 30 September 2026. *36 Parkside Drive internal area is reported by Luke from Ignite; the source record has not been supplied. Other internal floor areas are estimates from marketing plans, not verified measurements. The subject estimate has an unresolved discrepancy with the documented total building area. Confirm floor areas and measurement inclusions before publication.

Confirmed information: Nisa's supplied message states 728 m² land and approximately 312.7 m² total covered building area (33.7 squares). Luke confirms the authority-estimated and advertised price range is \$830,000-\$910,000. Private sale; no written offers received. Median source is PriceFinder: \$450,000, houses, Moe, 1 July 2025 to 30 June 2026, as shown in the supplied SOI and confirmed by Luke.

Comparable records: the supplied PriceFinder screenshot confirms 36 Parkside Drive at \$840,000 on 2 April 2026, 915 m² land, 840 m away; 7 Leadbeater Mews at \$859,000 on 23 April 2026, 858 m² land, 2.4 km away; and 43 Grampians Drive at \$920,000 on 27 August 2026, 880 m² land, 1.7 km away. Bedroom/bathroom/car-space counts are respectively 4/2/6, 4/2/4 and 4/2/6. Grampians is marked Recent Advice, pending government settlement advice. These documented PriceFinder values replace conflicting public-listing figures.

Working measurement convention: dwelling-only area, traced at approximately the inside face of external walls, including internal partitions/circulation, excluding garages, detached sheds and outdoor porch, balcony, patio, alfresco or deck areas. This is an explicitly stated estimation basis, not a verified CAV rule on inclusions. CAV guidance requires accurate, reasonable measurements and a documented method but does not resolve these inclusions in the published Q&A reviewed.

3A Luke Street: approximately 220 m² traced from the illustrative marketing plan (ground 101 m²; first floor 119 m²), scaled at approximately 42.5 pixels per metre. Labelled dimensions and drawn proportions are inconsistent. The signed Section 32 confirms land of 728 m² (PDF page 22) and total new building work of 313 m² under permit 8512030240706 (page 36), including the dwelling and garage. This supports the owner's 312.7 m² covered total but does not establish internal area. Deducting labelled garage/outdoor areas gives approximately 244.4 m² before wall/inclusion adjustments, materially different from the traced estimate. No house floor plans or separate area schedule are attached. Reconciliation remains necessary.

36 Parkside Drive: 260 m² internal area, reported by Luke from Ignite on 30 September 2026. This replaces the previous plan-derived estimate of approximately 200 m². The Ignite source record and its measurement inclusions have not been independently checked; retain a screenshot or report in the sales file.

7 Leadbeater Mews: preliminary traced dwelling-only area about 175 m². Scale approximately 41.0 horizontal and 39.7 vertical pixels per metre, using labelled bedrooms/living areas. Garage, detached shed and timber entertaining deck excluded. There is no stated internal-area total. The aerial-detected 343 m² building coverage was not used.

43 Grampians Drive: refined traced dwelling-only area approximately 209 m², rounded to 210 m². Median scale approximately 33.91 horizontal and 33.75 vertical pixels per metre, calibrated against multiple labelled rooms. Garage, shed, outdoor living and verandah excluded. Attached garage separately measures 38.28 m² from its labelled dimensions. This supersedes the earlier 200 m² estimate; it remains a floor-plan-derived estimate rather than a measured survey.

Measurement verification: obtain an original dimensioned building plan or area schedule separating internal dwelling area, garage and covered outdoor areas. An online listing or database figure without defined inclusions does not resolve the measurement discrepancy. If original plans cannot be located, measured dimensions are needed; the illustrative plans alone cannot establish exact areas.

Comparable selection is retained from Luke's SOI. The records establish distances and dates within the regional limits; they do not independently establish that these are the three most comparable sales. Keep the selection rationale with the sales file.

Evidence retained

Supplied SOI; subject floor plan; three comparable floor-plan images; PriceFinder screenshot IMG_3318.jpeg; vendor message IMG_3319.jpeg; Luke's confirmations in this conversation. Signed Section 32 (52 pages); Luke's report of 260 m² internal area in Ignite for 36 Parkside Drive.

Official form: CAV Property Price Statement for a single residential property outside metropolitan Melbourne.

CAV guidance: <https://www.consumer.vic.gov.au/licensing-and-registration/estate-agents/new-changes-to-property-sales-and-underquoting-laws/industry-qas-new-changes-to-property-sales-and-underquoting-laws>