

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/10/2026

Property offered for sale

Address Including suburb or locality and postcode	1224 101 Horvath Boulevard Officer
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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)
Land Only					346.00

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$ 488,500 or range between \$ & \$

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

Seller's reserve price N/A

Median sale price

Median Price \$ 0 Property Type Land Only Suburb Officer

Period - From 14/04/2026 To 14/10/2026 Source RPM Data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1050 21 Bristly Way Officer	\$491,200	31/08/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					402.00

Address of comparable property	Price	Date of sale
1004 30 Bristly Way Officer	\$479,400	10/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					374.00

Address of comparable property	Price	Date of sale
1012 14 Bristly Way Officer	\$498,000	30/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					398.00

- ☐ 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

Sale price

Unconditional sale date