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 15/10/2026

Units offered for sale

Address
Including suburb and postcode: Lumina Estate, 38B Shepherds Lane, Sunbury VIC 3429

Key features of the properties

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m^2) (may be a range)**	**Total land size (in m^2) (may be a range)**
Lot 12 – Land (17.02 m x 20.66 m)	N/A	N/A	N/A	N/A	302m²
Lot 13 – Land (17.02 m x 20.66 m)	N/A	N/A	N/A	N/A	302m²
Lot 36 – Land (15.5 m x 20.67 m)	N/A	N/A	N/A	N/A	320m²
Lot 38 – Land (10.5 m x 24 m)	N/A	N/A	N/A	N/A	252m²
Lot 39 – Land (10.5 m x 24 m)	N/A	N/A	N/A	N/A	252m²
Lot 40 – Land (12.32 m x 24 m)	N/A	N/A	N/A	N/A	296m²
Lot 41 – Land (10.5 m x 24 m)	N/A	N/A	N/A	N/A	252m²
Lot 42 – Land (10.5 m x 24 m)	N/A	N/A	N/A	N/A	252m²
Lot 43 – Land (15.24 m x 21 m)	N/A	N/A	N/A	N/A	290m²
Lot 59 – Land (12.5 m x 33.15 m)	N/A	N/A	N/A	N/A	507m²
Lot 60 – Land (17.24 m x 24 m)	N/A	N/A	N/A	N/A	379m²
Lot 69 – Land (14.5 m x 24 m)	N/A	N/A	N/A	N/A	294m²
Lot 70 – Land (12.5 m x 24 m)	N/A	N/A	N/A	N/A	300m²
Lot 71 – Land (12.5 m x 24 m)	N/A	N/A	N/A	N/A	300m²
Lot 72 – Land (12.5 m x 24 m)	N/A	N/A	N/A	N/A	300m²
Lot 73 – Land (12.5 m x 24 m)	N/A	N/A	N/A	N/A	300m²
Lot 75 – Land (16 m x 24 m)	N/A	N/A	N/A	N/A	385m²
Lot 78 – Land (10.5 m x 24 m)	N/A	N/A	N/A	N/A	292m²
Lot 79 – Land (16.24 m x 28 m)	N/A	N/A	N/A	N/A	415m²
Lot 80 – Land (14 m x 28 m)	N/A	N/A	N/A	N/A	392m²
Lot 81 – Land (10.5 m x 28 m)	N/A	N/A	N/A	N/A	294m²

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m²) (may be a range)**	**Total land size (in m²) (may be a range)**
Lot 82 – Land (10.5 m x 28 m)	N/A	N/A	N/A	N/A	294m²
Lot 89 – Land (10.5 m x 27.5 m)	N/A	N/A	N/A	N/A	288m²
Lot 90 – Land (10.5 m x 27.5 m)	N/A	N/A	N/A	N/A	288m²
Lot 93 – Land (30.39 m x 10.5 m)	N/A	N/A	N/A	N/A	308m²
Lot 94 – Land (10.5 m x 30.39 m)	N/A	N/A	N/A	N/A	334m²
Lot 95 – Land (14.25 m x 33.53 m)	N/A	N/A	N/A	N/A	611m²
Lot 201 – Land (24.2 m x 28.85 m)	N/A	N/A	N/A	N/A	468m²
Lot 202 – Land (23.19 m x 15.79 m)	N/A	N/A	N/A	N/A	292m²
Lot 206 – Land (12.5 m x 32.5 m)	N/A	N/A	N/A	N/A	406m²
Lot 217 – Land (15.24 m x 26.72 m)	N/A	N/A	N/A	N/A	370m²
Lot 218 – Land (14 m x 26.72 m)	N/A	N/A	N/A	N/A	374m²
Lot 220 – Land (15.24 m x 24.78 m)	N/A	N/A	N/A	N/A	342m²
Lot 223 – Land (dimensions not stated)	N/A	N/A	N/A	N/A	792m²
Lot 224 – Land (15.91 m x 43.2 m)	N/A	N/A	N/A	N/A	774m²
Lot 225 – Land (14.24 m x 32.5 m)	N/A	N/A	N/A	N/A	418m²
Lot 226 – Land (10.5 m x 32.5 m)	N/A	N/A	N/A	N/A	341m²
Lot 227 – Land (10.5 m x 32.5 m)	N/A	N/A	N/A	N/A	341m²
Lot 231 – Land (14.24 m x 32 m)	N/A	N/A	N/A	N/A	412m²
Lot 237 – Land (12.5 m x 34 m)	N/A	N/A	N/A	N/A	425m²
Lot 238 – Land (12.5 m x 34 m)	N/A	N/A	N/A	N/A	425m²
Lot 239 – Land (12.5 m x 34 m)	N/A	N/A	N/A	N/A	425m²
Lot 240 – Land (12.5 m x 34 m)	N/A	N/A	N/A	N/A	425m²
Lot 241 – Land (15.24 m x 34 m)	N/A	N/A	N/A	N/A	472m²
Lot 242 – Land (17.24 m x 32 m)	N/A	N/A	N/A	N/A	508m²
Lot 243 – Land (16.02 m x 32 m)	N/A	N/A	N/A	N/A	515m²
Lot 244 – Land (14.21 m x 32.71 m)	N/A	N/A	N/A	N/A	473m²
Lot 245 – Land (12.5 m x 34 m)	N/A	N/A	N/A	N/A	425m²
Lot 246 – Land (14.5 m x 34 m)	N/A	N/A	N/A	N/A	493m²
Lot 263 – Land (13.05 m x 32 m)	N/A	N/A	N/A	N/A	428m²

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 e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 12	$347,000	N/A	N/A	&	N/A
Lot 13	$347,000	N/A	N/A	&	N/A
Lot 36	$379,000	N/A	N/A	&	N/A
Lot 38	$320,000	N/A	N/A	&	N/A
Lot 39	$320,000	N/A	N/A	&	N/A
Lot 40	$358,000	N/A	N/A	&	N/A
Lot 41	$320,000	N/A	N/A	&	N/A
Lot 42	$320,000	N/A	N/A	&	N/A
Lot 43	$353,000	N/A	N/A	&	N/A
Lot 59	$512,000	N/A	N/A	&	N/A
Lot 60	$422,000	N/A	N/A	&	N/A
Lot 69	$349,000	N/A	N/A	&	N/A
Lot 70	$362,000	N/A	N/A	&	N/A
Lot 71	$362,000	N/A	N/A	&	N/A
Lot 72	$362,000	N/A	N/A	&	N/A
Lot 73	$362,000	N/A	N/A	&	N/A
Lot 75	$430,000	N/A	N/A	&	N/A
Lot 78	$353,000	N/A	N/A	&	N/A
Lot 79	$450,000	N/A	N/A	&	N/A
Lot 80	$436,000	N/A	N/A	&	N/A
Lot 81	$358,000	N/A	N/A	&	N/A
Lot 82	$358,000	N/A	N/A	&	N/A
Lot 89	$353,000	N/A	N/A	&	N/A
Lot 90	$353,000	N/A	N/A	&	N/A
Lot 93	$369,000	N/A	N/A	&	N/A
Lot 94	$390,000	N/A	N/A	&	N/A
Lot 95	$583,000	N/A	N/A	&	N/A
Lot 201	$494,000	N/A	N/A	&	N/A

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 202	$353,000	N/A	N/A	&	N/A
Lot 206	$447,000	N/A	N/A	&	N/A
Lot 217	$415,000	N/A	N/A	&	N/A
Lot 218	$422,000	N/A	N/A	&	N/A
Lot 220	$393,000	N/A	N/A	&	N/A
Lot 223	$699,000	N/A	N/A	&	N/A
Lot 224	$695,000	N/A	N/A	&	N/A
Lot 225	$456,000	N/A	N/A	&	N/A
Lot 226	$396,000	N/A	N/A	&	N/A
Lot 227	$396,000	N/A	N/A	&	N/A
Lot 231	$447,000	N/A	N/A	&	N/A
Lot 237	$462,000	N/A	N/A	&	N/A
Lot 238	$462,000	N/A	N/A	&	N/A
Lot 239	$462,000	N/A	N/A	&	N/A
Lot 240	$462,000	N/A	N/A	&	N/A
Lot 241	$492,000	N/A	N/A	&	N/A
Lot 242	$518,000	N/A	N/A	&	N/A
Lot 243	$528,000	N/A	N/A	&	N/A
Lot 244	$497,000	N/A	N/A	&	N/A
Lot 245	$462,000	N/A	N/A	&	N/A
Lot 246	$512,000	N/A	N/A	&	N/A
Lot 263	$464,000	N/A	N/A	&	N/A

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	All lots listed above	Seller's reserve price	N/A – not to be sold by auction or fixed-date sale

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	$400,000	Suburb	Sunbury

Period - From	14/10/2025	To	13/10/2026	Source	Abora (abora.com.au) – vacant land, 107 sales

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
12 Rubrum Road, Sunbury VIC 3429	$360,000	30/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Vacant land	N/A	N/A	N/A	N/A	350m²

Comparable property 2

Address	Sale price	Date of sale
47 Sacred Drive, Sunbury VIC 3429	$425,000	28/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Vacant land	N/A	N/A	N/A	N/A	463m²

Comparable property 3

Address	Sale price	Date of sale
1830 Scholar Avenue, Sunbury VIC 3429	$469,900	27/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Vacant land	N/A	N/A	N/A	N/A	544m²

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:

N/A – three comparable properties were used.

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			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address			
Sale price	$_____	Unconditional sale date	_____/_____/_____