PROPERTY PRICE STATEMENTS

ALTAMIRA - 171 Canterbury Road, Canterbury VIC 3126

Prepared 6 October 2026 | Based on the Consumer Affairs Victoria metropolitan multiple-units PPS format

IMPORTANT PRE-ISSUE CHECK
These statements have been populated from the Altamira pricing and accommodation information supplied, the project plan schedule, and publicly searchable sales evidence. CAV requires the agent to use all data and information it holds, including undisclosed sales. Before publication, the licensed agent should confirm: (1) estimated selling prices in the authority, (2) any rejected written offers, (3) exact courtyard/land areas, (4) G.11 key features, (5) 2.04 car spaces, and (6) whether the agency's subscription sales database identifies more comparable sales than the public sources used here.

The statements below are separated into product/price classes so that no multi-unit indicative range exceeds the statutory 10% maximum. Single-unit premium residences are shown separately.

Comparable-sale note: Altamira is a new luxury off-the-plan development. Publicly identified recent sales within the prescribed 2 km / 6 month metropolitan window are limited in their similarity to the premium new-build product. The PPS should not imply that an inferior resale is directly equivalent merely because it is nearby.

PROPERTY PRICE STATEMENT

Multiple units of a single type or class - Melbourne metropolitan area

Property / development	Altamira
Address	171 Canterbury Road, Canterbury VIC 3126
Type or class	Heritage residence
Date prepared	6 October 2026

Indicative selling price

$3,300,000

Properties and key features

Residence	Price	Building type	Bed	Bath	Car	Internal area	Land / outdoor area
G.01	$3,300,000	Townhouse / heritage residence	3	3	3	186.5 m²	Large ground-floor courtyard 36 m²
Additional features: Heritage facade and stained-glass windows; 3.25 m ground-floor ceilings; herringbone floors; ethanol fireplace; basement storage.							

Comparable properties

Address	Sale date	Sale price	Key features	Comparison note
1/18 Rochester Road, Canterbury VIC 3126	19 May 2026	$3,210,000	House; 3 bed; 3 bath; 3 car	Recent 3-bed/3-bath/3-car sale; different building form and build status from G.01.

Reason fewer than 3 directly comparable sales may have been taken into account: Fewer than 3 genuinely comparable recent sales were identified in public sources. G.01 combines a heritage facade/features with a new luxury development and 3-car accommodation, making direct recent comparisons unusually limited.

Suburb median price

$1,025,000 - Canterbury unit median, 12 months October 2025 to September 2026 (realestate.com.au suburb profile, accessed 6 Oct 2026).

Seller's reserve price

Not applicable unless the property is being sold by auction or fixed-date sale. If applicable, insert the seller's reserve price when received and within the statutory timeframe.

Final sale price

To be inserted within 7 days after the sale becomes unconditional, unless a CAV exemption applies.

Agent verification before publication: Confirm this PPS against the current sales authority, seller asking price, rejected written offers, current advertising, final architectural/sale plans and the agency's complete comparable-sales database.

Sources and compliance notes

Consumer Affairs Victoria, 'Underquoting information for real estate agents', updated 1 October 2026.

Consumer Affairs Victoria, Industry Q&As on new property sales and underquoting laws, 2026.

realestate.com.au Canterbury VIC 3126 suburb profile: Canterbury unit median $1,025,000 for October 2025 to September 2026 (accessed 6 October 2026).

Public sale evidence reviewed included PropRadar and publicly indexed property listings for Canterbury sales in the preceding six months.

Altamira pricing, residence descriptions and outdoor-area notes supplied by the selling team; internal areas and most bed/bath/car counts derived from the supplied Canterbury plan schedule dated 24 February 2025.

Status: Working PPS pack prepared for agent verification before public issue. It is intentionally not represented as legal advice or as a substitute for the agent's statutory obligation to use all information and sales data held by the agency.