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	2-bedroom residences - premium
Date prepared	6 October 2026

Indicative selling price

$1,725,000 - $1,850,000 (spread 7.2%)

Properties and key features

Residence	Price	Building type	Bed	Bath	Car	Internal area	Land / outdoor area
G.02	$1,725,000	Apartment	2	2	2	103.0 m²	Large ground-floor courtyard 41 m²
Additional features: North-facing courtyard; quiet Boronia Street end of site.							
1.17	$1,850,000	Apartment	2	2	2	115.5 m²	55 m² terrace
Additional features: Largest 2-bedroom residence; north-easterly aspect; wraparound terrace; separate office / second living.							

Comparable properties

Address	Sale date	Sale price	Key features	Comparison note
102/53 Chaucer Crescent, Canterbury VIC 3126	19 May 2026	$1,325,000	Apartment; 2 bed; 2 bath; 2 car	Closest identified recent 2-bed configuration; completed/resale stock rather than Altamira off-the-plan.
3/222 Canterbury Road, Canterbury VIC 3126	12 Sep 2026	$855,000	Townhouse; 2 bed; 2 bath; 1 car	Recent and nearby, but materially smaller/lower-positioned than Altamira premium stock.
204/85-101 Maling Road, Canterbury VIC 3126	25 Jul 2026	$670,000	Unit; 2 bed; 2 bath; 1 car	Recent nearby sale; materially different price/parking/standard from Altamira.

Reason fewer than 3 directly comparable sales may have been taken into account: The identified sales are the most relevant publicly searchable recent Canterbury sales located for this draft. Their build status, size, parking and/or standard differ materially from Altamira; the agent must substitute any more comparable sales held in its professional sales database.

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.