Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 11/11/2026

Property offered for sale

Address
Including suburb and postcode: 16 Talbot Road, Strathmore Vic 3041

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	3	2	1	133	N/A

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: $830,000 or Range between: _____ & _____

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.

Seller's reserve price: $830,000

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: $927,500 Property type: Townhouse Suburb: Strathmore

Period: from 11/11/2025 to 10/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property 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	5/17-19 Northumberland Rd PASCOE VALE 3044		
Sale price	$800,000	Date of sale	21/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	N/A	N/A

Comparable property 2

Address	2/338 Pascoe Vale Rd ESSENDON 3040		
Sale price	$810,000	Date of sale	31/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	3	1	N/A	N/A

Comparable property 3

Address	10d Olive Gr PASCOE VALE 3044		
Sale price	$843,000	Date of sale	06/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	1	N/A	179

Reason there are fewer than three comparable properties

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

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		Unconditional sale date	

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https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=17a3b64fa11612e4283ea255c5e21fbb

16 Talbot Road, Strathmore Vic 3041



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$830,000
Median Townhouse Price
11/11/2025 - 10/11/2026: $927,500

Comparable Properties



5/17-19 Northumberland Rd PASCOE VALE 3044 (REI)

3 2 2

Price: $800,000
Method: Private Sale
Date: 21/08/2026
Property Type: Townhouse (Single)

Agent Comments



2/338 Pascoe Vale Rd ESSENDON 3040 (REI)

3 3 1

Price: $810,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Res)

Agent Comments



10d Olive Gr PASCOE VALE 3044 (REI)

3 2 1

Price: $843,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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