ABN: 99 695 614 905
Website: www.propertypricer.com.au
Email: office@propertypricer.com.au
Australian Property Institute No.: 117002

PROPERTY MARKET VALUE REPORT: RESIDENTIAL

Property Assessment Date: 30th June 2026

Property Address:

[redacted],
Maidstone VIC 3012

Property Type: Townhouse

3 2 1

Date Report Prepared:
31st August 2026

Report Type:
Current Residential Valuation

Greater Melbourne Median Value:
$630,000 (Suburb Ratio: 0.9:1)

Calculated Market Value*:

$880,000

Conservative: **$805,000** – Optimistic: **$990,000**

SALES DATA FOR MAIDSTONE			
Lower End	Median	This Property	Upper End
$428,125	$592,500	$880,000	$897,600

Disclaimer: The predicted price provided is a calculation using our maths-based property measurement method for this specific property, combined with a unique adaptation of sales data for the suburb. The predicted price may differ from the actual selling price. Copyright © 2025 All Rights Reserved. PP Instant Property Valuations Pty Ltd.

(*See pages 4 & 5 for a detailed explanation of how the market value is calculated)

SUMMARY OF THE MOST IMPORTANT FEATURES OF THIS PROPERTY

The following are the key details and the distinctive features of the property we use to calculate the Property Comparison Ranking (PCR) and then the market value of this property.

Property Summary	Property Address					Calculated Market Value
	[redacted] Maidstone VIC 3012	3	2	1	167m²	$880,000

This property's key details	Distinctive features of this property
Type of dwelling	**Townhouse**
Dwelling description	Single townhouse or villa
Style of building	Modern: Approx. 2000 to 2014
Has the kitchen been renovated and when?	In the last 20 years
Has the bathroom/s been renovated and when?	The property isn't old enough to need renovations
Air conditioning	Ducted
Car parking	On-site parking / carport
Views	Street and/or view of neighbouring properties

PROPERTY COMMENT

testing bgl valuation

Current Market Data for Maidstone VIC 3012

- 1,999 properties
- 118 new listings in the last 12 months
- 37 median days on the market before sold
- 28 sales in the last 3 months

Change in median sales price:
- 1 year change: -3%
- 5 year change: -2%

RECENT COMPARABLE SALES FOR THIS PROPERTY

Property 1: [redacted] **Maidstone VIC 3012** (0.6km away)

3 2 3

Sold
$860,000
Aug 2026

Property 2: [redacted] **Maidstone VIC 3012** (0.9km away)

3 3 2

Sold
$760,000
Aug 2026

Property 3: [redacted] **Maidstone VIC 3012** (1.2km away)

3 1 2

Sold
$775,000
Aug 2026

Property 4: [redacted] **Maribyrnong VIC 3032** (1.7km away)

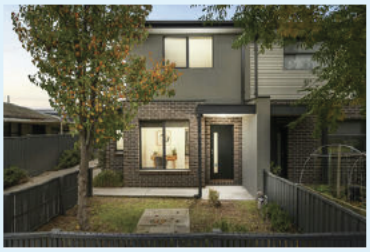
3 2 2

Sold
$1,000,000
Aug 2026

Property 5: [redacted] **Braybrook VIC 3019** (1.3km away)

2 1 1

Sold
$610,000
Jul 2026



PROPERTY PRICER
Fast, reliable valuations with personal service

PROPERTY MARKET VALUE DATA

Method to Calculate the Market Value of this Property

The market value is calculated by taking into account all the details of the property, using our mathematical process utilising the Property Comparison Ranking (PCR) and the Suburb Value Comparison (SVC), including the indexed value (IV) of each SVC. This data is applied to Property Pricer's unique calculation formula and used in conjunction with the most recent, accurate sales data available to determine the market value of the property. **An example of the calculation formula used to determine the value of a property is as follows: PCR5 x (SVC7) Indexed $ Value of $247,566 = market value of $1,237,830.**

SEQUENCE OF MARKET CALCULATION METHOD

1. **SELECT THE FEATURES OF THE PROPERTY** to arrive at its Property Point Score eg. 960 points
2. **CONVERT PROPERTY POINTS**
3. **INPUT THE SUBURB/TOWN**
4. **APPLY FORMULA** using all data from PCR, SVC & IC

= **MARKET VALUE**

PROPERTY COMPARISON RANKING (PCR)

Properties are grouped into a ranking level (PCR) based on their Property Points Score (PPS), from the lowest relative ranking (PCR1) to the highest relative ranking (PCR10).

This property is a PCR 3

SUBURB VALUE COMPARISON (SVC)

Suburbs are grouped into a ranking level (SVC) based from least expensive (SVC1) to the most expensive (SVC10) (location ratio of 0.9:1).

This suburb is a SVC 5 (compared to Greater Melbourne this location is a ratio of 0.9:1)

METHOD OF CALCULATION - DETAILED EXPLANATION

Property Pricer is a mathematics and statistic based, thorough, and technically advanced valuation method that measures and calculates all the features that impact on the value of a property. Using a unique Property Points system and a special adaptation of sales data along with our proprietary tool, we are able to provide professionals and individuals with valuations that are precise and reliable.

Our valuations are not computer generated. Our own staff research and input the property's specific details and current market conditions and prepare each individual report for our clients.

HOW PROPERTY PRICER DETERMINES A PROPERTY'S VALUE

1. PROPERTY POINTS MEASUREMENT SYSTEM

Properties are assessed on up to 55 features including the size of the building (not just the land), style, condition, aspect, proximity, renovations, views and distinctive features like pools and granny flats. The tool provides options to select levels from the most basic to highest quality, providing an extremely detailed property-specific assessment. Points accumulate in the background depending on the options selected resulting in a total property point score for each specific property.

2. PROPERTY COMPARISON RANKING (PCR)

The property points are then applied to our Property Comparison Ranking structure, which groups properties of similar points, i.e. properties of very similar standards, into a Property Comparison Ranking structure based on their total number of points, from the lowest to highest points from PCR 1 through to PCR 10.

3. SUBURB/TOWN VALUE COMPARISON (SVC)

We apply a unique adaptation of the best sales data to which we subscribe, to create a suburb value index. Each suburb/town gets a calculated value level expressed as a ratio and index, which reflects its relative value in relation to all other suburbs/towns. The index is specific for each capital city and rest of the state/territory, rather than being calculated as a national index, which would lead to inaccuracies.

SUMMARY OF HOW WE CALCULATE PROPERTY VALUES

We use unique model key processes to determine the value of properties. The key steps involved are:

1. Regression Analysis: This proven statistical tool is the first step in the process. It calculates the two main variables that influence property prices and provides a clear formula to guide the calculation of all property values.

FIRST VARIABLE: The key details and distinctive features of a property (e.g. size, condition, location), in total being out Property Comparison Ranking (PCR).

SECOND VARIABLE: Actual sales data from comparable properties in the area, in total our Suburb Value Comparison (SVC).

2. Data Pool: We use a large dataset of actual sales to create a dependable model that converts non-monetary property levels into monetary property values.

3. Model Application: Once we finalise the calculation model, it is applied to each property to predict its value.

4. Validation and Refinement: We carefully confirm and refine the calculated value of a given property by selecting three valid comparisons i.e. three equivalent properties in the same area.

5. In providing valid and detailed evidence to support the property valuation, the Property Pricer model provides assurance to clients, their auditors and the ATO.

EXAMPLE OF HOW WE USE REGRESSION ANAL YSIS TO CALCULATE PROPERTY VALUES:

PCR: 6/10 × SVC: 5/10 which equals a suburb/town ratio of 1.3:1 (showing an indexed value for that location of $125,650).
Property Value: 6 × $125,650 = $753,900

WHO WE ARE

We are an independent, privately owned Australian company with no affiliation to any other businesses.

Property Pricer provides specialist property valuation services Australia-wide. We use our proprietary tool* and algorithms to achieve unprecedented accuracy, which is highly correlated to actual sales prices.

Trial testing of 5,000 properties Australia-wide proved that Property Pricer had 95% plus accuracy when compared to actual sale prices.

*US Patent Pending.

CONTACT DETAILS

If you require any further information please contact:

Ross McLelland
M: 0438 108 331
E: ross@propertypricer.com.au
www.propertypricer.com.au

Ross McLelland CEO
BCom (Hons) UNSW, CMC, GRP.
API Member No. 117002

RLMcLelland

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