

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

75 MAIN ROAD PAYNESVILLE VIC 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Paynesville

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 WOODLAND COURT PAYNESVILLE VIC 3880	\$720,000	16-May-25
146 NEWLANDS DRIVE PAYNESVILLE VIC 3880	\$700,000	14-Aug-25
1 MORECROFT RISE EAGLE POINT VIC 3878	\$735,000	24-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**7 WOODLAND COURT
PAYNESVILLE VIC 3880**

4 2 2

Sold Price **\$720,000** Sold Date **16-May-25**

Distance **1.29km**



**146 NEWLANDS DRIVE
PAYNESVILLE VIC 3880**

3 2 4

Sold Price **\$700,000** Sold Date **14-Aug-25**

Distance **1.53km**



**1 MORECROFT RISE EAGLE POINT
VIC 3878**

4 2 2

Sold Price **\$735,000** Sold Date **24-Feb-25**

Distance **3.89km**



**13 HOUGHTON CRESCENT EAGLE
POINT VIC 3878**

4 2 2

Sold Price **\$702,000** Sold Date **13-Jun-25**

Distance **3.82km**

RS = Recent sale

UN = Undisclosed Sale

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