

## 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

88 MAIN ROAD PAYNESVILLE VIC 3880

### Indicative selling price

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

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Paynesville

Period-from

01 Aug 2024

to

31 Jul 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

6 LAKE HAVEN AVENUE NEWLANDS ARM VIC 3875	\$669,000	22-Jul-25
15 COLONY CLUB DRIVE NEWLANDS ARM VIC 3875	\$595,000	14-Aug-24
11 BAY ROAD EAGLE POINT VIC 3878	\$590,000	21-Nov-24

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.~~

This Statement of Information was prepared on: 12 August 2025



**6 LAKE HAVEN AVENUE  
NEWLANDS ARM VIC 3875**

 4  2  2

Sold Price

<sup>RS</sup>

**\$669,000**

Sold Date

**22-Jul-25**

Distance

**2.42km**



**15 COLONY CLUB DRIVE  
NEWLANDS ARM VIC 3875**

 4  2  3

Sold Price

**\$595,000**

Sold Date

**14-Aug-24**

Distance

**2.25km**



**11 BAY ROAD EAGLE POINT VIC  
3878**

 4  2  3

Sold Price

**\$590,000**

Sold Date

**21-Nov-24**

Distance

**3.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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