

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

16 ILFRACOMBE WAY 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Other

Suburb

Paynesville

Period-from

01 Apr 2025

to

31 Mar 2026

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

111 KING STREET PAYNESVILLE VIC 3880	\$520,000	04-Feb-26
15A HAYLOCK DRIVE PAYNESVILLE VIC 3880	\$520,000	05-Dec-25
22 PALM AVENUE PAYNESVILLE VIC 3880	\$580,000	04-Dec-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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Shaun Carr
P 03 5153 2929
M 0455 540 207
E shaun.carr@obre.com.au



111 KING STREET PAYNESVILLE VIC 3880 Sold Price **\$520,000** Sold Date **04-Feb-26**

 3  2  2

Distance **0.26km**



15A HAYLOCK DRIVE PAYNESVILLE VIC 3880 Sold Price Sold Date **05-Dec-25**

 3  2  2

Distance **0.46km**



22 PALM AVENUE PAYNESVILLE VIC 3880 Sold Price **\$580,000** Sold Date **04-Dec-25**

 3  2  2

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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