

## 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

12 YALCA MEWS EAGLE POINT VIC 3878

### 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

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Eagle Point

Period-from

01 Dec 2024

to

30 Nov 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

9 WOODMAN ROAD EAGLE POINT VIC 3878	\$765,000	16-Oct-25
10 ILFRACOMBE WAY PAYNESVILLE VIC 3880	\$829,000	20-May-25
7 WOODLAND COURT PAYNESVILLE VIC 3880	\$720,000	16-May-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



**9 WOODMAN ROAD EAGLE POINT  
VIC 3878**

Sold Price

<sup>RS</sup>

**\$765,000**

Sold Date

**16-Oct-25**



4



2



2

Distance

**1.21km**



**10 ILFRACOMBE WAY  
PAYNESVILLE VIC 3880**

Sold Price

**\$829,000**

Sold Date

**20-May-25**



4



2



4

Distance

**2.39km**



**7 WOODLAND COURT  
PAYNESVILLE VIC 3880**

Sold Price

**\$720,000**

Sold Date

**16-May-25**



4



2



2

Distance

**2.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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