

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 (*Delete single price or range as applicable)

Single Price	\$795,000	or range between		&	
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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.

This Statement of Information was prepared on: 16 December 2025

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9 WOODMAN ROAD EAGLE POINT Sold Price

^{RS} **\$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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