

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

21 SUNSET BOULEVARD 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Paynesville

Period-from

01 Feb 2025

to

31 Jan 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

24 FULLARTON DRIVE PAYNESVILLE VIC 3880	\$770,000	08-Aug-25
1 MAGNOLIA WAY PAYNESVILLE VIC 3880	\$790,000	28-May-25
24 THE GRANGE PAYNESVILLE VIC 3880	\$795,000	11-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.~~

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24 FULLARTON DRIVE PAYNESVILLE VIC 3880

 3  2  3

Sold Price **\$770,000** Sold Date **08-Aug-25**

Distance **0.63km**



1 MAGNOLIA WAY PAYNESVILLE VIC 3880

 4  2  1

Sold Price **\$790,000** Sold Date **28-May-25**

Distance **0.46km**



24 THE GRANGE PAYNESVILLE VIC 3880

 3  2  2

Sold Price **\$795,000** Sold Date **11-Nov-24**

Distance **0.65km**

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

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