## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Address Including suburb and postcode	35 PAYNE STREET GLADSTONE PARK VIC 3043							
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)								
Single Price			or range between	\$720,0	\$720,000		\$750,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$760,000	O Property type		House	House		burb Gladstone Park	
Period-from	01 Nov 2024	to 31 Oct 2025 Se			Source	Cotality		
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last 6 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								
OR								

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 November 2025



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