Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01/10/2026

Property offered for sale

Address
Including suburb and postcode: 2/7 King Street, Paynesville, Vic 3880

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
UNIT	3	3	2	160	179

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $985,000

or

Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $423,750 Property type: Unit Suburb: Paynesville

Period: from 01/09/2025 to 31/08/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
5/12 The Point, Paynesville, VIC 3880	$1,040,000	19/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	2	2	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Recent sales of properties with similar dwelling size, accommodation and waterfront or marina related positioning are available within the prescribed area. Three sales have been identified as the most comparable available sales evidence, being 2/16 King Street, Paynesville, which sold for $900,000 on 20 September 2025; 5/12 The Point, Paynesville, which sold for $1,040,000 on 19 March 2026; and 3/15 King Street, and 172 m² of internal area. 3/15 King Street comprises 382 m² of land, 3 bedrooms, 2 bathrooms, 2 car spaces and 167 m² of internal area. The subject property comprises 182 m² of land, 3 bedrooms, 3 bathrooms, 2 car spaces and 179 m² of internal area. Other sales were considered but were materially different in dwelling accommodation Paynesville, which sold for $1,150,000 on 15 April 2025. 2/16 King Street comprises 320 m² of land, 3 bedrooms, 2 bathrooms, 2 car spaces and 142 m² of internal area. 5/12 The Point comprises 204 m² of land, 3 bedrooms, 2 bathrooms, 2 car spaces, land size, dwelling size and/or property characteristics. These factors have been considered in determining the estimated selling price of $985,000.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____