Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 27/10/26

Property offered for sale

Address
Including suburb and postcode: 19 YALCA MEWS EAGLE POINT VIC 3878

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Land	-	-	2	-	1,160m²

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: $799,000

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.

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	$227,500	Property type	Land	Suburb	Eagle Point
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

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.~~

Comparable property 1

Address	Sale price	Date of sale
21 YALCA MEWS EAGLE POINT VIC 3878	$790,000	25-May-22

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
LAND	-	-	-	1,258m²	1,257m²

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 m²	Total land size 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 m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **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:

The proposed selling price of $799,000 reflects the property's rare waterfront position, substantial 1,160m² (approx.) allotment and uninterrupted 180-degree views across Eagle Point Bay towards the historic silt jetties. With power and water already connected, new fencing and an elevated home site, the property presents an exceptional opportunity to construct a premium waterfront residence. Its proximity to the Gippsland Lakes, local amenities and the townships of Paynesville and Bairnsdale further enhances its lifestyle appeal. The scarcity of comparable waterfront allotments, combined with the property's unique location, size and outlook, supports the proposed asking price. There have been no recent directly comparable sales identified within a 5km radius.

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	_____/_____/_____

obrien
Sean Sabell
P 03 5153 2929
M 0437 898 426
E sean.sabell@obrienrealestate.com.au



21 YALCA MEWS EAGLE POINT VIC 3878 Sold Price **$790,000** Sold Date **25-May-22**

LAND

- - - 1,257m² 1,258m² Distance **0.02km**

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

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.
While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.