Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 24/11/26

Property offered for sale

Address
Including suburb and postcode: 133 KING STREET PAYNESVILLE VIC 3880

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	3	2	-	167m²	760m²

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: $698,000

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: $547,500 | Property type: House | Suburb: Paynesville

Period: from 01 Nov 2025 to 31 Oct 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
32 FULLARTON DRIVE PAYNESVILLE VIC 3880	$767,500	01-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	3	162m²	790m²

Comparable property 2

Address	Sale price	Date of sale
5 RIVIERA CLOSE PAYNESVILLE VIC 3880	$710,000	21-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	198m²	1,575m²

Comparable property 3

Address	Sale price	Date of sale
15 WESTERN BOULEVARD RAYMOND ISLAND VIC 3880	$760,000	14-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	3	172m²	861m²

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:~~

N/A

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	_____/_____/_____

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32 FULLARTON DRIVE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 3 | 790m² | 162m²

Sold Price **$767,500** Sold Date **01-Jul-26**

Distance **1.37km**



5 RIVIERA CLOSE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 1,575m² | 198m²

Sold Price **$710,000** Sold Date **21-Jul-26**

Distance **0.68km**



15 WESTERN BOULEVARD RAYMOND ISLAND VIC 3880

HOUSE

3 | 2 | 3 | 861m² | 172m²

Sold Price **$760,000** Sold Date **14-Aug-26**

Distance **2.1km**



105 KING STREET PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 960m² | 179m²

Sold Price **$685,000** Sold Date **18-Aug-26**

Distance **0.32km**

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

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131 KING STREET PAYNESVILLE VIC 3880

HOUSE

4 | 2 | 8 | 760m² | 232m²

Sold Price **$699,000** Sold Date **19-Aug-26**

Distance **0.02km**



127 KING STREET PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 4 | 637m² | 190m²

Sold Price **$690,000** Sold Date **25-May-26**

Distance **0.08km**



26 BEDGGOOD GROVE PAYNESVILLE VIC 3880

HOUSE

4 | 2 | - | 840m² | 259m²

Sold Price **$767,000** Sold Date **02-Apr-26**

Distance **0.14km**

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

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