

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

133 BAY ROAD EAGLE POINT VIC 3878

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$227,500

Property type

Land

Suburb

Eagle Point

Period-from

01 Sep 2025

to

31 Aug 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

150 KING STREET PAYNESVILLE VIC 3880	\$150,000	06-Nov-25
12A ILFRACOMBE WAY PAYNESVILLE VIC 3880	\$150,000	21-Jul-26
121 BAY ROAD EAGLE POINT VIC 3878	\$165,000	15-Jun-26

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.~~

This Statement of Information was prepared on: 02 September 2026



150 KING STREET PAYNESVILLE VIC 3880

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Sold Price

\$150,000

Sold Date **06-Nov-25**

Distance **2.01km**



12A ILFRACOMBE WAY PAYNESVILLE VIC 3880

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Sold Price

^{RS} **\$150,000**

Sold Date **21-Jul-26**

Distance **2.22km**



121 BAY ROAD EAGLE POINT VIC 3878

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Sold Price

\$165,000

Sold Date **15-Jun-26**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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