

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

109 LANGFORD PARADE PAYNESVILLE VIC 3880

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Paynesville

Period-from

01 Apr 2025

to

31 Mar 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

118 LANGFORD PARADE PAYNESVILLE VIC 3880	\$530,000	26-Mar-26
14 CANAL ROAD PAYNESVILLE VIC 3880	\$535,000	28-Nov-25
5 SCHOONER TERRACE PAYNESVILLE VIC 3880	\$650,000	10-Oct-25

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.~~

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**118 LANGFORD PARADE
PAYNESVILLE VIC 3880**

 3  1  2

Sold Price

^{RS}

\$530,000

Sold Date

26-Mar-26

Distance

0.1km



14 CANAL ROAD PAYNESVILLE VIC 3880

 3  2  2

Sold Price

\$535,000

Sold Date

28-Nov-25

Distance

0.18km



**5 SCHOONER TERRACE
PAYNESVILLE VIC 3880**

 3  2  3

Sold Price

\$650,000

Sold Date

10-Oct-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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