Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 08/11/26

Property offered for sale

Address
Including suburb and postcode: 10 CROWN RIDGE AVENUE NEWLANDS ARM VIC 3875

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	2	135m²	1,157m²

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: $525,000

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: $610,000 Property type: House Suburb: Newlands Arm

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 BEDGGOOD GROVE PAYNESVILLE VIC 3880	$560,000	19-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	164m²	432m²

Comparable property 2

Address	Sale price	Date of sale
9 DIGNEY STREET PAYNESVILLE VIC 3880	$570,000	03-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	139m²	684m²

Comparable property 3

Address	Sale price	Date of sale
9 HAKEA COURT PAYNESVILLE VIC 3880	$577,500	22-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	167m²	748m²

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 BEDGGOOD GROVE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 432m² | 164m²

Sold Price **$560,000** Sold Date **19-Mar-26**

Distance **1.6km**



9 DIGNEY STREET PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 684m² | 139m²

Sold Price **$570,000** Sold Date **03-Mar-26**

Distance **2.18km**



9 HAKEA COURT PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 748m² | 167m²

Sold Price **$577,500** Sold Date **22-Apr-26**

Distance **2.15km**



27 GILSENAN STREET PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 973m² | 164m²

Sold Price **$550,000** Sold Date **11-Mar-26**

Distance **1.65km**

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

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35 ILFRACOMBE WAY PAYNESVILLE VIC 3880
HOUSE
3 | 2 | 2 | 475m² | 137m²

Sold Price **$553,000** Sold Date **03-Aug-26**
Distance **1.8km**



111 KING STREET PAYNESVILLE VIC 3880
HOUSE
3 | 2 | 2 | 469m² | 167m²

Sold Price **$520,000** Sold Date **04-Feb-26**
Distance **1.76km**



115 KING STREET PAYNESVILLE VIC 3880
HOUSE
3 | 2 | 2 | 752m² | 163m²

Sold Price **$597,500** Sold Date **20-Feb-26**
Distance **1.71km**



30 ASHLEY STREET PAYNESVILLE VIC 3880
HOUSE
3 | 2 | 1 | 654m² | 120m²

Sold Price **$450,000** Sold Date **10-Feb-26**
Distance **2.39km**

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

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102 KING STREET PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 1 | 700m² | 120m²

Sold Price **$485,000** Sold Date **10-Sep-26**

Distance **1.9km**



15B HAYLOCK DRIVE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 411m² | 133m²

Sold Price **$540,000** Sold Date **09-Jul-26**

Distance **2.05km**



3 PARKWOOD CLOSE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 878m² | 184m²

Sold Price RS **$590,000** Sold Date **22-Sep-26**

Distance **1.87km**



16 SMALLMAN COURT PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 2 | 471m² | 142m²

Sold Price RS **$537,000** Sold Date **04-Nov-26**

Distance **2.15km**

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

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149 BAY ROAD EAGLE POINT VIC 3878

HOUSE

3 | 2 | 1 | 664m² | 146m²

Sold Price **$530,000** Sold Date **13-Jul-26**

Distance **2.89km**



124 LANGFORD PARADE PAYNESVILLE VIC 3880

HOUSE

3 | 2 | 1 | 537m² | 154m²

Sold Price **$545,000** Sold Date **06-Jun-26**

Distance **3.04km**



27 KINGS ROAD PAYNESVILLE VIC 3880

HOUSE

3 | 2 | - | 604m² | 211m²

Sold Price **$550,000** Sold Date **21-Jul-26**

Distance **3.67km**

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