

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

22 Eaton Road, Mount Duneed VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$645,000

&

\$665,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Mount Duneed

Period - From

29/11/2024

to

28/05/2025

Source

price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
42 Rowands Street Mount Duneed VIC	\$656,500	01/05/2025
212 Boundary Road Mount Duneed VIC	\$649,999	02/05/2025
109 Flourish Drive Mount Duneed VIC	\$650,000	25/02/2025

This Statement of Information was prepared on:

29/05/2025