

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

786 EYNESBURY ROAD EYNESBURY VIC 3338

Indicative selling price

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

Single Price

or range
between

\$605,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Land

Suburb

Eynesbury

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

8 CASTLEMAINE WALK EYNESBURY VIC 3338	\$635,000	17-Nov-23
9 ROMSEY TERRACE EYNESBURY VIC 3338	\$605,000	18-Jul-24
112 ST ARNAUD ROAD EYNESBURY VIC 3338	\$600,000	20-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 April 2025

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**8 CASTLEMAINE WALK
EYNESBURY VIC 3338**

 3  1  1

Sold Price

\$635,000

Sold Date

17-Nov-23

Distance

1.19km



**9 ROMSEY TERRACE EYNESBURY
VIC 3338**

 3  2  1

Sold Price

\$605,000

Sold Date

18-Jul-24

Distance

1.44km



**112 ST ARNAUD ROAD EYNESBURY
VIC 3338**

 4  2  2

Sold Price

\$600,000

Sold Date

20-Sep-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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