

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 or
locality and postcode

9 Abbey Close, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$515,000 Property Type House Suburb Eaglehawk

Period - From 17/06/2024 to 16/06/2025 Source Property Data

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
1	5a Barrell St EAGLEHAWK 3556	\$600,000	13/05/2025
2	171 Jobs Gully Rd EAGLEHAWK 3556	\$625,000	05/04/2025
3	28 Rankins La EAGLEHAWK 3556	\$620,000	14/03/2025

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:

17/06/2025 13:25



 4  2  2

Property Type: House (New - Detached)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



5a Barrell St EAGLEHAWK 3556 (REI/VG)

Agent Comments

 4  2  2

Price: \$600,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 610 sqm approx



171 Jobs Gully Rd EAGLEHAWK 3556 (REI/VG)

Agent Comments

 4  2  3

Price: \$625,000

Method: Private Sale

Date: 05/04/2025

Property Type: House

Land Size: 542 sqm approx



28 Rankins La EAGLEHAWK 3556 (REI/VG)

Agent Comments

 4  2  2

Price: \$620,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 715 sqm approx