### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

aglehawk 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	Pro	perty 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



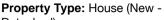


Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Indicative Selling Price \$570,000 - \$620,000 Median House Price

17/06/2024 - 16/06/2025: \$515,000

**---** 4 **---** 2 **---** 2



Detached)

Land Size: 735 sqm approx

**Agent Comments** 



# Comparable Properties



5a Barrell St EAGLEHAWK 3556 (REI/VG)

4

2

**2** 2

Price: \$600,000 Method: Private Sale Date: 13/05/2025 Property Type: House Land Size: 610 sqm approx Agent Comments



171 Jobs Gully Rd EAGLEHAWK 3556 (REI/VG)

4





3

**Agent Comments** 

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)

4





2

Agent Comments

Price: \$620,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 715 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.