

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

32 CENTRE AVENUE EILDON VIC 3713

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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Eildon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

20 EIGHTH STREET EILDON VIC 3713	\$500,000	22-Nov-24
12/2 RIVERSIDE DRIVE EILDON VIC 3713	\$455,000	05-Mar-24
1 SHAW AVENUE EILDON VIC 3713	\$500,000	10-Jun-25

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: 23 June 2025

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20 EIGHTH STREET EILDON VIC 3713

Sold Price

\$500,000

Sold Date

22-Nov-24

3

2

8

Distance

0.21km



12/2 RIVERSIDE DRIVE EILDON VIC 3713

Sold Price

\$455,000

Sold Date

05-Mar-24

2

1

1

Distance

0.59km



1 SHAW AVENUE EILDON VIC 3713

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

10-Jun-25

3

2

2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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