

## 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

12 BELGRAVE AVENUE EYNESBURY VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 28 LAURISTON DRIVE EYNESBURY VIC 3338 | \$750,000 | 12-Feb-26 |
| 10 LOGAN STREET EYNESBURY VIC 3338    | \$705,000 | 06-Feb-26 |
| 29 METCALFE STREET EYNESBURY VIC 3338 | \$750,000 | 31-Jan-26 |

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: 27 April 2026



**28 LAURISTON DRIVE EYNESBURY VIC 3338** Sold Price **\$750,000** Sold Date **12-Feb-26**

4 2 2

Distance **0.58km**



**10 LOGAN STREET EYNESBURY VIC 3338** Sold Price **\$705,000** Sold Date **06-Feb-26**

4 2 2

Distance **1.03km**



**29 METCALFE STREET EYNESBURY VIC 3338** Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **31-Jan-26**

4 2 2

Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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