

## 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

\$695,000

&

\$764,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 May 2025

to

30 Apr 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

5 HAZELMERE AVENUE EYNESBURY VIC 3338	\$755,000	24-Jan-26
399 GREEN HILL ROAD EYNESBURY VIC 3338	\$690,000	29-Jan-26
7 MEREDITH PLACE EYNESBURY VIC 3338	\$729,000	06-Dec-25

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: 18 May 2026



**5 HAZELMERE AVENUE  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$755,000** Sold Date **24-Jan-26**

Distance **0.11km**



**399 GREEN HILL ROAD  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$690,000** Sold Date **29-Jan-26**

Distance **0.28km**



**7 MEREDITH PLACE EYNESBURY  
VIC 3338**

 4  2  2

Sold Price **\$729,000** Sold Date **06-Dec-25**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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