

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

71 PEG LEG ROAD EAGLEHAWK VIC 3556

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	\$545,000	&	\$565,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$570,500	Property type	House	Suburb	Eaglehawk
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
9 LESTER STREET SAILORS GULLY VIC 3556	\$550,000	05-Nov-25
28 CALDWELLS ROAD EAGLEHAWK VIC 3556	\$550,000	21-Jan-25
29A BURNSIDE STREET EAGLEHAWK VIC 3556	\$555,000	27-Nov-24

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.

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9 LESTER STREET SAILORS GULLY Sold Price
VIC 3556

3 1 4

\$550,000 Sold Date **05-Nov-25**

Distance **0.22km**



28 CALDWELLS ROAD
EAGLEHAWK VIC 3556

4 2 2

Sold Price

Sold Date **21-Jan-25**

Distance **0.58km**



29A BURNSIDE STREET
EAGLEHAWK VIC 3556

4 2 2

Sold Price

\$555,000 Sold Date **27-Nov-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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