

## 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

35 BENDIGO DRIVE 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

\$729,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2025

to

28 Feb 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

4 CRESWICK AVENUE EYNESBURY VIC 3338	\$725,000	09-Oct-25
632 EYNESBURY ROAD EYNESBURY VIC 3338	\$730,000	02-Dec-25
724 EYNESBURY ROAD EYNESBURY VIC 3338	\$775,000	04-Sep-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: 19 March 2026



**4 CRESWICK AVENUE EYNESBURY VIC 3338** Sold Price **\$725,000** Sold Date **09-Oct-25**

 4  2  2

Distance **0.46km**



**632 EYNESBURY ROAD EYNESBURY VIC 3338** Sold Price **\$730,000** Sold Date **02-Dec-25**

 2  2  2

Distance **0.55km**



**724 EYNESBURY ROAD EYNESBURY VIC 3338** Sold Price **\$775,000** Sold Date **04-Sep-25**

 3  2  2

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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