

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
674 EYNESBURY ROAD EYNESBURY VIC 3338

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 \$809,000 & \$839,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Eynesbury
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
15 BRIDGEWATER AVENUE EYNESBURY VIC 3338	\$815,000	31-Dec-25
3 EDENHOPE PLACE EYNESBURY VIC 3338	\$830,000	16-Dec-25
40 COBRAM DRIVE EYNESBURY VIC 3338	\$850,499	11-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 February 2026

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EYNESBURY VIC 3338**

3 2 2

Sold Price

\$815,000 Sold Date **31-Dec-25**Distance **0.49km****3 EDENHOPE PLACE EYNESBURY
VIC 3338**

4 2 2

Sold Price

RS \$830,000 Sold Date **16-Dec-25**Distance **0.87km****40 COBRAM DRIVE EYNESBURY
VIC 3338**

4 3 2

Sold Price

\$850,499 Sold Date **11-Dec-25**Distance **0.95km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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