

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
LOT 5022/150 ST ARNAUD 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 \$889,000 & \$929,000

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 Jan 2025	to <input type="text"/> 31 Dec 2025	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
19 BENALLA AVENUE EYNESBURY VIC 3338	\$910,000	13-Nov-25
29 WANGARATTA STREET EYNESBURY VIC 3338	\$889,000	17-Oct-25
11 JAMIESON COURT EYNESBURY VIC 3338	\$931,500	09-Oct-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: 23 January 2026

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E jadecarberry@fnmelton.com.au**19 BENALLA AVENUE EYNESBURY** Sold Price
VIC 3338 5  2  2**\$910,000** Sold Date **13-Nov-25**Distance **0.9km****29 WANGARATTA STREET**
EYNESBURY VIC 3338 4  2  2

Sold Price

\$889,000 Sold Date **17-Oct-25**Distance **1.28km****11 JAMIESON COURT EYNESBURY** Sold Price
VIC 3338 3  2  2**\$931,500** Sold Date **09-Oct-25**Distance **1.94km****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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