

## 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

14 RALUANA ROAD 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

\$549,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,150

Property type

Land

Suburb

Eynesbury

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 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 16 RUPANYUP DRIVE EYNESBURY VIC 3338   | \$549,000 | 01-Sep-25 |
| 519 GREEN HILL ROAD EYNESBURY VIC 3338 | \$565,000 | 11-Jul-25 |
| 4 CORAK STREET EYNESBURY VIC 3338      | \$560,000 | 14-Nov-24 |

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: 16 February 2026

Jade Carberry

P 03 9746 6222

M 0424 929 727

E jadecarberry@fnnmelton.com.au



**16 RUPANYUP DRIVE EYNESBURY VIC 3338**

 -  -  -

Sold Price

**\$549,000**

Sold Date

**01-Sep-25**

Distance

**0.14km**



**519 GREEN HILL ROAD EYNESBURY VIC 3338**

 4  2  2

Sold Price

**\$565,000**

Sold Date

**11-Jul-25**

Distance

**0.21km**



**4 CORAK STREET EYNESBURY VIC 3338**

 3  2  2

Sold Price

**\$560,000**

Sold Date

**14-Nov-24**

Distance

**0.27km**



**13 CROWLANDS CIRCUIT EYNESBURY VIC 3338**

 4  2  2

Sold Price

**\$559,000**

Sold Date

**27-Nov-25**

Distance

**0.41km**



**14 CROWLANDS CIRCUIT EYNESBURY VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**02-Feb-26**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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