

## 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

21 CALLAWADDA 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

\$739,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Jun 2025

to

31 May 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

7 RALUANA ROAD EYNESBURY VIC 3338	\$760,000	15-Jan-25
1 SEVILLE AVENUE EYNESBURY VIC 3338	\$840,000	22-Apr-26
28 LAURISTON DRIVE EYNESBURY VIC 3338	\$750,000	12-Feb-26

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: 03 June 2026



**7 RALUANA ROAD EYNESBURY  
VIC 3338**

 4  2  2

Sold Price **\$760,000** Sold Date **15-Jan-25**

Distance **0.27km**



**1 SEVILLE AVENUE EYNESBURY  
VIC 3338**

 4  2  6

Sold Price <sup>RS</sup> **\$840,000** Sold Date **22-Apr-26**

Distance **0.89km**



**28 LAURISTON DRIVE EYNESBURY  
VIC 3338**

 4  2  2

Sold Price **\$750,000** Sold Date **12-Feb-26**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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