

## 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

26 LAURISTON 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

\$1,340,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 May 2025

to

30 Apr 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

18 CLUNES WAY EYNESBURY VIC 3338	\$1,400,000	28-Feb-26
11 MALDON DRIVE EYNESBURY VIC 3338	\$1,240,000	22-Jul-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: 25 May 2026



**18 CLUNES WAY EYNESBURY VIC 3338** Sold Price **\$1,400,000** Sold Date **28-Feb-26**

 5  3  2

Distance **1.14km**



**11 MALDON DRIVE EYNESBURY VIC 3338** Sold Price **\$1,240,000** Sold Date **22-Jul-25**

 4  3  2

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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