

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

11 RUSHWORTH AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Eynesbury

Period-from

01 Aug 2025

to

31 Jul 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

23 MARONG AVENUE EYNESBURY VIC 3338	\$1,000,000	20-Apr-26
26 LAURISTON DRIVE EYNESBURY VIC 3338	\$1,320,000	29-Jul-26
18 CLUNES WAY EYNESBURY VIC 3338	\$1,400,000	28-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: 11 August 2026

Jade Carberry

P 03 9746 6222

M 0424 929 727

E jadecarberry@fnmelton.com.au



23 MARONG AVENUE EYNESBURY VIC 3338

Sold Price

\$1,000,000

Sold Date

20-Apr-26

 3

 2

 3

Distance

0.79km



26 LAURISTON DRIVE EYNESBURY VIC 3338

Sold Price

^{RS}

\$1,320,000

Sold Date

29-Jul-26

 6

 2

 2

Distance

0.64km



18 CLUNES WAY EYNESBURY VIC 3338

Sold Price

\$1,400,000

Sold Date

28-Feb-26

 5

 3

 2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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