

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode  
403 Howard Street, Eaglehawk, Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$625,000

& \$675,000

### Median sale price

Median price \$583,500 Property type House Suburb Eaglehawk

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
452 Howard Street, Eaglehawk, VIC 3556	\$636,500	13/03/2025
23 Bursaria Street, Jackass Flat, VIC 3556	\$660,000	22/10/2025
45 Evergreen Boulevard, Jackass Flat, VIC 3556	\$645,000	26/11/2025

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 04/02/2026