

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

31 BENALLA 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

\$779,000

&

\$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

85 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	\$775,000	13-Nov-24
685 EYNESBURY ROAD EYNESBURY VIC 3338	\$780,000	31-Aug-24
23 WALHALLA DRIVE EYNESBURY VIC 3338	\$800,000	01-Oct-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: 20 March 2025



**85 LANCEFIELD CIRCUIT
EYNESBURY VIC 3338**

4 - -

Sold Price **\$775,000** Sold Date **13-Nov-24**

Distance **0.86km**



**685 EYNESBURY ROAD
EYNESBURY VIC 3338**

4 2 6

Sold Price **\$780,000** Sold Date **31-Aug-24**

Distance **0.44km**



**23 WALHALLA DRIVE EYNESBURY
VIC 3338**

4 2 -

Sold Price **\$800,000** Sold Date **01-Oct-24**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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