

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$358,000

Property type

Land

Suburb

Eynesbury

Period-from

01 Oct 2023

to

30 Sep 2024

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

23 WALHALLA DRIVE EYNESBURY VIC 3338	\$800,000	15-Oct-24
157 ST ARNAUD ROAD EYNESBURY VIC 3338	\$835,000	30-Sep-24
1 MARONG AVENUE EYNESBURY VIC 3338	\$831,000	02-Aug-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.~~

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**23 WALHALLA DRIVE EYNESBURY VIC 3338** Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **15-Oct-24**  
 Distance **1.43km**  
 4 bedrooms 2 bathrooms - car spaces



**157 ST ARNAUD ROAD EYNESBURY VIC 3338** Sold Price <sup>RS</sup> **\$835,000** Sold Date **30-Sep-24**  
 Distance **0.98km**  
 4 bedrooms 2 bathrooms 2 car spaces



**1 MARONG AVENUE EYNESBURY VIC 3338** Sold Price <sup>RS</sup> **\$831,000** Sold Date **02-Aug-24**  
 Distance **0.58km**  
 4 bedrooms 3 bathrooms 2 car spaces

RS = Recent sale      UN = Undisclosed Sale

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