

## 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

18 CASTLEMAINE DRIVE EYNESBURY VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$929,000

&

\$989,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Eynesbury

Period-from

01 Nov 2023

to

31 Oct 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

28 CASTLEMAINE DRIVE EYNESBURY VIC 3338	\$925,000	26-Jun-23
3 DAYLESFORD COURT EYNESBURY VIC 3338	\$915,000	27-Jan-24
15 WANGARATTA STREET EYNESBURY VIC 3338	\$910,000	25-Nov-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: 27 November 2024

Jade Carberry  
P 03 9746 6222  
M 0424 929 727  
E jadecarberry@fnmelton.com.au



**28 CASTLEMAINE DRIVE  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$925,000** Sold Date **26-Jun-23**

Distance **0.13km**



**3 DAYLESFORD COURT  
EYNESBURY VIC 3338**

 4  2  -

Sold Price **\$915,000** Sold Date **27-Jan-24**

Distance **0.4km**



**15 WANGARATTA STREET  
EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$910,000** Sold Date **25-Nov-24**

Distance **0.38km**

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

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