

## 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

13 ROMSEY TERRACE 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

\$539,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

Suburb

Eynesbury

Period-from

01 Apr 2024

to

31 Mar 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

4 CORAK STREET EYNESBURY VIC 3338	\$560,000	14-Nov-24
693 EYNESBURY ROAD EYNESBURY VIC 3338	\$550,000	14-Apr-24
699 EYNESBURY ROAD EYNESBURY VIC 3338	\$560,000	20-Feb-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: 17 April 2025

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**4 CORAK STREET EYNESBURY VIC 3338**

Sold Price

**\$560,000**

Sold Date

**14-Nov-24**

 3

 2

 2

Distance

**1.6km**



**693 EYNESBURY ROAD  
EYNESBURY VIC 3338**

Sold Price

**\$550,000**

Sold Date

**14-Apr-24**

 3

 2

 2

Distance

**1.06km**



**699 EYNESBURY ROAD  
EYNESBURY VIC 3338**

Sold Price

**\$560,000**

Sold Date

**20-Feb-24**

 3

 2

 2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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