

## 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

19 METCALFE STREET 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

\$799,000

&

\$819,000

### 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

1 MARONG AVENUE EYNESBURY VIC 3338	\$831,000	20-Jul-24
23 WALHALLA DRIVE EYNESBURY VIC 3338	\$800,000	01-Oct-24
11 METCALFE STREET EYNESBURY VIC 3338	\$805,000	16-Apr-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: 18 March 2025

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**1 MARONG AVENUE EYNESBURY  
VIC 3338**

Sold Price

**\$831,000**

Sold Date

**20-Jul-24**



4



3



2

Distance

**0.81km**



**23 WALHALLA DRIVE EYNESBURY  
VIC 3338**

Sold Price

**\$800,000**

Sold Date

**01-Oct-24**



4



2



-

Distance

**1.12km**



**11 METCALFE STREET EYNESBURY  
VIC 3338**

Sold Price

**\$805,000**

Sold Date

**16-Apr-24**



4



2



2

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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