

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/5A VIOLET STREET EAGLEHAWK VIC 3556

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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Eaglehawk

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5/14A NELSON STREET CALIFORNIA GULLY VIC 3556	\$467,500	10-Sep-25
57 HOLMES ROAD LONG GULLY VIC 3550	\$495,000	29-May-25
10 WALLS STREET EAGLEHAWK VIC 3556	\$473,700	01-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 April 2026



**5/14A NELSON STREET
CALIFORNIA GULLY VIC 3556**

3 2 2

Sold Price **\$467,500** Sold Date **10-Sep-25**

Distance **1.73km**



**57 HOLMES ROAD LONG GULLY
VIC 3550**

3 2 1

Sold Price **\$495,000** Sold Date **29-May-25**

Distance **2.91km**



**10 WALLS STREET EAGLEHAWK
VIC 3556**

3 2 2

Sold Price **\$473,700** Sold Date **01-Jul-25**

Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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