

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

2 RAVENSWOOD AVENUE EYNESBURY VIC 3338

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

\$749,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Eynesbury

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

8 MALDON DRIVE EYNESBURY VIC 3338	\$750,000	03-Oct-25
724 EYNESBURY ROAD EYNESBURY VIC 3338	\$775,000	17-Sep-25
16 MALDON DRIVE EYNESBURY VIC 3338	\$790,000	29-Aug-25

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: 25 November 2025

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8 MALDON DRIVE EYNESBURY VIC 3338

Sold Price

\$750,000

Sold Date

03-Oct-25

 4

 2

 2

Distance

0.18km



724 EYNESBURY ROAD EYNESBURY VIC 3338

Sold Price

^{RS} **\$775,000**

Sold Date

17-Sep-25

 3

 2

 2

Distance

0.91km



16 MALDON DRIVE EYNESBURY VIC 3338

Sold Price

\$790,000

Sold Date

29-Aug-25

 3

 2

 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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