

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

21 HOUGHTON CRESCENT EAGLE POINT VIC 3878

Indicative selling price

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

Single Price

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,500

Property type

House

Suburb

Eagle Point

Period-from

01 Oct 2024

to

30 Sep 2025

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

13 HOUGHTON CRESCENT EAGLE POINT VIC 3878	\$702,000	13-Jun-25
26 AQUABELLA DRIVE EAGLE POINT VIC 3878	\$725,000	25-Aug-25
21 WOODMAN ROAD EAGLE POINT VIC 3878	\$785,000	02-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.~~

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13 HOUGHTON CRESCENT EAGLE POINT VIC 3878

 4  2  2

Sold Price **\$702,000** Sold Date **13-Jun-25**

Distance **0.08km**



26 AQUABELLA DRIVE EAGLE POINT VIC 3878

 4  2  2

Sold Price ^{RS} **\$725,000** Sold Date **25-Aug-25**

Distance **0.39km**



21 WOODMAN ROAD EAGLE POINT VIC 3878

 3  2  2

Sold Price **\$785,000** Sold Date **02-Jul-25**

Distance **0.55km**

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

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