

## 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

24 REDBANK STREET EYNESBURY VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 14 CROWLANDS CIRCUIT EYNESBURY VIC 3338 | \$560,000 | 02-Feb-26 |
| 8 TIMOR WALK EYNESBURY VIC 3338         | \$561,000 | 06-Mar-26 |
| 24 CROWLANDS CIRCUIT EYNESBURY VIC 3338 | \$560,000 | 09-Mar-26 |

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: 19 March 2026


**14 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4
  2
  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **02-Feb-26**

Distance **0.19km**


**8 TIMOR WALK EYNESBURY VIC  
3338**

 4
  2
  2

Sold Price <sup>RS</sup> **\$561,000** <sup>UN</sup> Sold Date **06-Mar-26**

Distance **0.37km**


**24 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4
  2
  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **09-Mar-26**

Distance **0.19km**


**6 GLENORCHY STREET  
EYNESBURY VIC 3338**

 4
  2
  2

Sold Price **\$610,000** Sold Date **01-Feb-25**

Distance **0.47km**


**25 WALHALLA DRIVE EYNESBURY  
VIC 3338**

 4
  2
  2

Sold Price **\$615,000** Sold Date **01-Feb-26**

Distance **2.14km**


**20 MURTOA CRESCENT  
EYNESBURY VIC 3338**

 4
  2
  2

Sold Price **\$591,000** Sold Date **11-Dec-25**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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